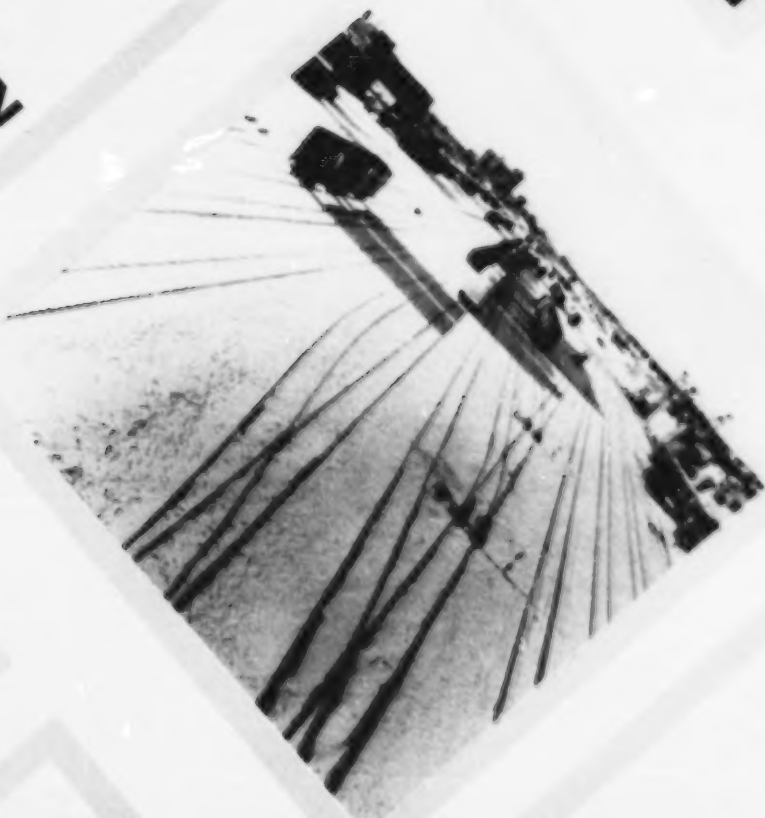


**STATUS OF
INDUSTRIAL
LAND**
IN THE CITY OF EDMONTON
1987



STATUS OF INDUSTRIAL LAND
IN THE CITY OF EDMONTON
DECEMBER 31, 1987

CITY OF EDMONTON
PLANNING AND BUILDING DEPARTMENT

TABLE OF CONTENTS

	PAGE
1. INTRODUCTION	6
2. SUMMARY	8
2-1 Industrial Development	8
2-2 Land Servicing	8
2-3 Industrial Land Supply	8
3. DATA, SOURCES AND DEFINITIONS	
3-1 Data and Data Sources	9
3-2 Definitions	9
4. INDUSTRIAL DEVELOPMENT	
4-1 Industrial Development	11
4-2 Value of Industrial Building Permits	12
5. INDUSTRIAL LAND SUPPLY	
5-1 Supply of Vacant Industrial Land	13
5-2 Supply of Fully Serviced Industrial Land	14
5-3 Industrial Land Servicing Activity	15
5-4 Supply of IB, IM and IH Districted Land	16
5-5 Supply of Industrial Reserve (AGI) Land	17
5-6 Supply of Vacant Industrial Land in the Annexed Area	18
5-7 Industrial Land Subdivision Activity	19
5-8 Industrial Land Redistricting	19
6. CITY-OWNED INDUSTRIAL LAND	
6-1 City-Owned Industrial Land, 1987	20

LIST OF TABLES

2-1	Annual industrial development, serviced land supply and servicing activity in the City of Edmonton, 1973-1987.	Page 8
4-1	Industrial land development approved by building permit in the City of Edmonton 1985-1987 (Area in Hectares).	Page 11
4-2	Value of industrial building permits, 1976-1987.	Page 12
5-1	Year-end supply of vacant industrial land in the City of Edmonton, 1987.	Page 13
5-2	Year-end supply of serviced industrial land in the City of Edmonton, 1985-1987.	Page 14
5-3	Annual industrial land servicing activity in the City of Edmonton, 1985-1987.	Page 15
5-4	Year-end supply of IB, IM and IH districted land in the City of Edmonton, 1985-1987.	Page 16
5-5	Year-end supply of industrial reserve (AGI) land in the City of Edmonton, 1983-1987.	Page 17
5-6	Year-end supply of vacant industrial land in the Annexed Area, 1987.	Page 18
5-7	Industrial land redistricting, 1987.	Page 19
6-1	Supply of City-owned vacant industrial land in the City of Edmonton, 1985-1987.	Page 20

LIST OF FIGURES

2-1	Industrial development, serviced land supply and servicing activity.	Page 8
4-1	Industrial land development.	Page 11
4-2	Value of industrial building permits (current dollars).	Page 12
5-1	Supply of vacant industrial land.	Page 13
5-2	Supply of fully serviced industrial land.	Page 14
5-3	Industrial land servicing activity.	Page 15
5-4	Supply of IB, IM and IH districted land.	Page 16
5-5	Supply of industrial reserve (AGI) land.	Page 17
5-6	Supply of vacant industrial land in the annexed area.	Page 18
6-1	Supply of City-owned vacant industrial land in the City of Edmonton.	Page 20

LIST OF MAPS

PAGE

1-1	Guide to Location of Industrial Areas in the City of Edmonton, December 31, 1987.	7
2-1	South Industrial Outline Plan Area	21
2-2	Edmonton Research and Development Park	22
2-3	Parsons (West)	23
2-4	Parsons (East)	24
2-5	Strathcona (West)	25
2-6	Strathcona (East)	26
3-1	Southeast Industrial Outline Plan Area	27
3-2	Coronet (West)	28
3-3	Coronet (East)	29
3-4	Coronet Addition	30
3-5	Davies (East)	31
3-6	Davies (West)	32
3-7	Gainer	33
3-8	Girard	34
3-9	Hazeldean	35
3-10	Lambton Park	36
3-11	McIntyre (West)	37
3-12	McIntyre (East)	38
3-13	Morris	39
3-14	Papashase (West)	40
3-15	Papashase (East)	41
3-16	Pylypow	42
3-17	Roper	43
3-18	Rosedale	44
3-19	Weir (West)	45
3-20	Weir (East)	46
4-1	Northwest Industrial Outline Plan Area	47
4-2	Alberta Park	48
4-3	Armstrong	49
4-4	Carleton Square	50
4-5	Mitchell	51
4-6	Edmiston	52
4-7	Garside (Bremner)	53
4-8	Hawin Park	54
4-9	High Park	55
4-10	McNamara	56
4-11	Morin	57
4-12	Norwester	58
4-13	Sheffield	59
4-14	Stone	60
4-15	Sunwapta	61
4-16	Youngstown	62
4-17	White and Poundmaker	63
4-18	Wilson	64
5-1	Northeast Industrial Plan Area Annexed Area	65
6-1	Clover Bar Industrial Area	66
6-2	Clover Bar and Strathcona 16	67
7-1	Mistatim (Proposed Development Area)	68
8-1	Lewis Farms (Proposed Development Area)	69
9-1	Southeast (Annexed) Industrial Area	70
9-2	Eastgate	71
10-1	Winterburn Industrial Area	72
11-1	Yellowhead (West) (Proposed Development Area)	73

1. INTRODUCTION

The "Status of Industrial Land in the City of Edmonton" report has been issued annually since 1970. It presents an inventory of vacant industrial land and records the annual industrial land development and servicing activity. The report covers only land which is districted for industrial use. Land which is in an approved industrial area structure plan, but which is not districted for industrial use according to the Land Use Bylaw, is not included in the report. The report also includes an inventory of industrial land in the area annexed to Edmonton on January 1, 1982. The data base for the four industrial plan areas and miscellaneous central-city subdivisions was revised in 1987. Changes in land supply figures from 1986 largely reflect this revision and not increased land absorption. Data measuring aspects of consumption and supply of vacant industrial land are reported at three levels of aggregation: the total city, the area inside the pre-annexation boundary and the annexed area, and the industrial plan areas (see Map 1). Much of the information is provided for the years 1985 to 1987. Information on the amount, servicing status and land use districting of vacant industrial land in each industrial subdivision is available by calling the Planning and Building Department at 428-3571.

This report of December 31, 1987, presents data on the following:

- a) Industrial building activity. Section 4 shows the amount of industrial land on which building permits were issued by land use district. The yearly dollar value of industrial building permits is also discussed in Section 4.
- b) Industrial land servicing. Section 5 shows the amount of industrial land serviced at the city-wide level.
- c) Section 5 shows the city-wide inventory of vacant industrial land. The inventory classifies industrial land as follows:
 - i) year-end supply of fully serviced vacant industrial land by land use district;

- ii) year-end supply of IB, IM and IH districted land. This includes both serviced and unserviced land;
 - iii) year-end supply of industrial reserve (AGI) land;
 - iv) year-end supply of vacant industrial land in the annexed area.
- Industrial redistricting and subdivision activity is also shown in Section 5.
- d) The year-end inventory of City-owned industrial land is presented in Section 6.

No conclusions should be drawn from the statistics presented with respect to vacant serviced land available for second or third party development. For specific information on land availability, the Manager of Industrial Development in the Edmonton Economic Development Authority should be contacted at 424-7870.

The report includes maps for each subdivision in the three main industrial plan areas (the south, southeast and northwest areas). The maps indicate vacant parcels, servicing status and land use districts. Industrial land in the annexed area is mapped at a more general level.

MAP 1-1

1. ALLENDALE
2. BALWIN
3. BELMONT PARK
4. BONAVENTURE
5. BRONX
6. BROWN ESTATE
7. DELTON
8. DOMINION
9. HAGMAN ESTATE
10. HUDSON BAY RESERVE
11. HUFF BREMER
12. IRVINE ESTATE
13. KENILWORTH
14. KING EDWARD ADDITION
15. NORTHERN ALBERTA RAILWAYS YARDS
16. RIVER LOT#13
17. RIVER LOT#15
18. WESTLAWN
19. BARANOW



2. SUMMARY

2-1 Industrial Development

Industrial development activity remains at a low level. In 1987, 23.5 hectares of industrial land were built on. This is a slight increase from 1986 when 17 hectares were absorbed.

2-2 Industrial Land Supply

There are 4,306 hectares of vacant land disticted for industrial use in Edmonton. Of this supply, 970 hectares are fully serviced, 158 hectares are serviced to rural standards (defined in Chapter 3) and 3,178 hectares (most of which are in the annexed area), are unserviced.

Figure 2-1 Industrial Development, Serviced Land and Servicing Activity

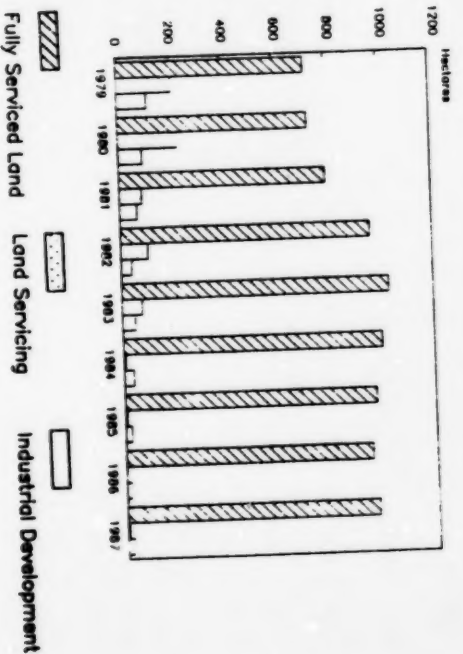


TABLE 2-1

ANNUAL INDUSTRIAL DEVELOPMENT, SERVICED LAND SUPPLY AND SERVICING ACTIVITY
HECTARES

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987
Land Development Approved by Building Permit	87.0	72.4	53.9	88.6	112.8	88.9	112.8	90.5	65.8	40.0	49.3	36.6	23	17	23.5
Vacant Fully Serviced Industrial Land	N/A	N/A	N/A	497	608	606	721	729	793	960	1028	997	970	950	970
Serviced Extended During Year				136	234	143	208	227	85	103	76	6	5	1	5

3. DATA, SOURCES AND DEFINITIONS

Data used to prepare this report are obtained from City Departments. The following list will assist in identification of data sources and in interpretation and definition of terms.

3.1 Data and Data Sources

The Planning and Building Department is the source of data on industrial servicing, land use districts, building permits, and industrial land in the areas annexed to Edmonton in 1982.

The Office of the City Assessor is the source of data on the amount of vacant industrial land in the major industrial areas, the South, Southeast and Northwest Plan Areas, and industrial subdivisions in the inner city.

The Real Estate and Supply Services Department is the source of statistics on City-owned industrial land.

3.2 Definitions

"Annexed Area" refers to the area annexed to the City of Edmonton on January 1, 1982 (See Map 1). The annexed area is a separate category in the report. Much of the industrial land in this area is comprised of large parcels of unserviced land and is not yet zoned according to City of Edmonton land use districts.

"Industrial Plan Area" refers to legally designated District Outline Plan Areas in the City of Edmonton.

"Land Use District":

A section of the city designated in the Land Use Bylaw text (and delineated on the Land Use Map) in which requirements for the use of land and building and development standards are prescribed.

"IB" Industrial Business District:

A district permitting the development of light industrial uses as well as low intensity business and office parks such that no nuisance factor is evident

and the development is compatible with any adjacent non-industrial district.

"IM" Medium Industrial District:

A district permitting manufacturing, processing, assembly, distribution and repair uses, which carry out a portion of their operations outdoors or require storage areas outdoors.

"IH" Heavy Industrial District:

A district permitting major impact industrial uses which may have detrimental effects on adjacent uses due to noise, odour, or fire hazards.

"AGI" Industrial Reserve District:

A district establishing reserve land for future industrial development in which farms are the only permitted use. Other uses which do not involve extensive development are discretionary.

Industrial Land Use Districts in the Annexed Area

Industrial land in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. The land use districts in effect at the time of annexation are still operative. This involves the land use bylaws of the Counties of Parkland and Strathcona, and the M.D. of Sturgeon. The industrial land use districts in the annexed area are briefly described below.

Former County of Parkland Lands

"IC" Industrial/Commercial district:

The primary purpose of the industrial/commercial district is to provide for the development of industrial and commercial enterprises which generally are compatible with one another.

The range of permitted and discretionary uses in this district is extremely wide and is comparable to that permitted under the IB, IM, IH and CB2 districts of the City of Edmonton Land Use Bylaw.

"ICR-DC" Industrial/Commercial Reserve - Direct Control District

This district is essentially a holding district. The specific discretionary uses are listed in the "Winterburn-South Direct Control Regulations."

"IC-DC" Industrial/Commercial - Direct Control District

Permitted uses:

In general, the area will cater to the light manufacturing, warehousing and construction industries. Other land uses being encouraged to locate in the area are commercial office space and retail commercial services such as banks, fast food outlets, service stations, etc.

Former M.D. of Sturgeon Lands

"GI" General Industrial

Permitted uses include:

Warehousing, bulk oil sales, repair and service shops, manufacturing, assembly and processing, agricultural processing, cleaning and packing and any use which, in the opinion of the Development Officer, is of a similar nature and will not be incompatible with adjacent land uses.

Further discretionary uses include commercial and recreational uses at the discretion of the Development Officer.

Former County of Strathcona Lands

"RI" Restricted Industrial

The specific permitted and discretionary uses are listed in the County of Strathcona Land Use Bylaw. The closest equivalent City of Edmonton land use district is the IB, Industrial business district.

"GI" General Industrial

The mixture of permitted and discretionary uses in this district are closest to the City of Edmonton IM, medium industrial district.

"IH" Heavy Industrial

The uses in this district are discretionary. The specific uses are listed in the County of Strathcona Land Use Bylaw. The uses allowed in this district are generally comparable to those allowed by the City of Edmonton IH land use district.

"Vacant Land" is defined as land not occupied by buildings of any type and which is districted IB, IM, IH or AGI under the Edmonton Land Use Bylaw. This includes land used for storage.

"Industrial development" refers to building permits issued on vacant lots.

"Fully Serviced Industrial Land" refers to the area of vacant parcels of industrial land which have full servicing i.e., complete underground services and, at minimum, gravelled access roads.

"Fully Serviced (City Standards)" refers to recently annexed industrial land with full servicing.

"Serviced (Rural Standards)" refers to the servicing in place in many of the industrial parks in the annexed area. This servicing consists of gravelled or oiled roads, open ditches and overhead power and telephone lines. There are no underground water or sewer lines.

4. INDUSTRIAL DEVELOPMENT

4-1 Industrial Development

In 1987, building permits were issued on 23.5 hectares of vacant industrial land (Table 4-1). This is an increase of 6 hectares from 1986. Of the land approved for building, 11 hectares was IB land, 4 hectares was IM land and 4 hectares was IH land.

Figure 4-1 Industrial Land Development

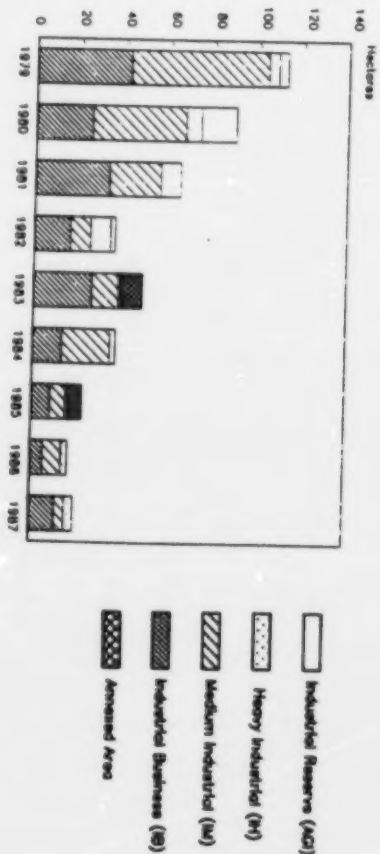


TABLE 4-1

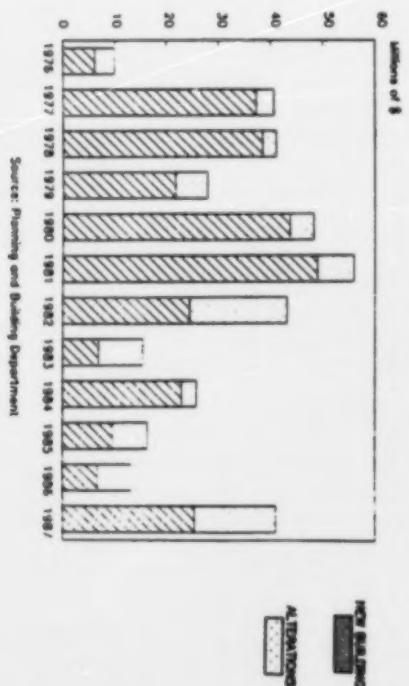
INDUSTRIAL LAND DEVELOPMENT APPROVED
BY BUILDING PERMIT IN THE CITY OF EDMONTON, 1985 - 1987 (Area In Hectares)

INDUSTRIAL PLAN AREAS	1985					1986					1987				
	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL
South	Hectares (1)	1.0 (2)	-	-	2.3 (3)	2.5 (1)	2.1 (2)	-	-	4.6 (3)	2.1 (3)	0.4 (1)	-	-	2.5 (4)
Southeast	Hectares (4)	2.5 (4)	-	-	2.5 (4)	1.6 (1)	2.3 (3)	0.4 (1)	-	4.3 (5)	1.2 (3)	0.2 (1)	3.7 (1)	-	5.1 (5)
Northwest	Hectares (6)	4.5 (6)	6.0 (6)	-	10.5 (10)	1.5 (4)	3.8 (4)	2.3 (2)	-	7.6 (10)	4.0 (7)	2.3 (3)	0.2 (1)	-	7.5 (11)
Northeast	Hectares (Parcel)	-	-	-	-	-	-	-	-	-	1.5 (1)	-	-	-	1.5 (1)
Miscellaneous	Hectares (Parcel)	-	-	-	-	-	-	-	-	-	1.5 (3)	0.4 (7)	-	-	1.9 (10)
Sub-total	Hectares (8)	7 (8)	-	-	15.3 (17)	5.6 (6)	8.2 (9)	2.7 (3)	-	16.5 (18)	11.3 (17)	4.3 (12)	3.9 (2)	-	19.5 (31)
Annexed Area	Hectares (Parcel)	-	-	-	7.1 (3)	-	-	-	-	-	-	-	-	-	4.0 (2)
Grand Total	Hectares (8)	7 (8)	-	-	22.4 (20)	5.6 (6)	8.2 (9)	2.7 (3)	-	16.5 (18)	11.3 (17)	4.3 (12)	3.9 (2)	-	23.5 (33)

4-2 Value of Industrial Building Permits

The value of industrial building permits in 1987 was \$40.91 million (Table 4-2). This is an increase from the 1986 value of \$13.2 million. Part of the 1987 permit value though, includes municipal construction such as Light Rail Transit facilities. Spending on new buildings rather than on alterations and repairs increased to 62% of total permit value in 1987, from 50% in 1986.

Figure 4-2 Value of Industrial Building Permits, (Current Dollars)



Source: Planning and Building Department

TABLE 4-2

VALUE OF INDUSTRIAL BUILDING PERMITS, 1976 - 1987
(Thousands of dollars)

	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987
New Building	6,063	37,200	26,389	21,723	43,635	49,917	24,429	6,833	22,920	9,528	6,672	25,462
Alterations and repairs	3,791	3,384	2,591	6,138	4,548	7,001	18,624	8,610	2,824	6,844	6,679	15,518
TOTAL (current dollars)	9,853	40,584	28,980	27,861	48,181	55,918	43,053	15,443	25,744	16,372	13,251	40,980
TOTAL (constant 1971 dollars)	5,711	21,633	20,449	12,505	19,762	20,841	14,639	4,867	7,866	N/A	N/A	N/A

Source: Planning and Building Department
Statistics Canada, Construction Price Statistics

Construction Price
Index 1971 = 100

1972.5	197.6	300.4	322.8	343.8	368.3	384.1	317.3	327.3	N/A	N/A	N/A
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5. INDUSTRIAL LAND SUPPLY

5-1 Supply of Vacant Industrial Land

There were 4,306 hectares of vacant industrial land in the City of Edmonton at the end of 1987. Of this total, 22% is fully serviced, 4% is serviced to rural standards (defined in Chapter 3), and 74% is unserviced. A greater proportion (64%) of the total vacant land is in the annexed area. This land is largely unserviced and is in large parcels of between 10 and 65 hectares in size.

Figure 5-1 Supply of Vacant Industrial Land

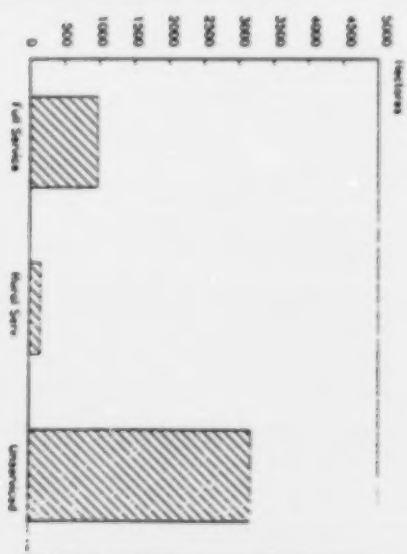


TABLE 5-1
YEAR-END SUPPLY OF VACANT INDUSTRIAL
LAND IN THE CITY OF EDMONTON, 1987

	FULLY SERVICED (City Standards)		SERVICES (Rural Standards)		UNSERVICED	TOTAL
PRE-ANNEXATION BOUNDARY	Hectares (Parcels)	825 (1838)	-	-	712 (89)	1538 (1925)
ANNEXED AREA	Hectares (Parcels)	145 (134)	158 (188)	2465 (131)	2768 (453)	
TOTAL	Hectares (Parcels)	970 (1978)	158 (188)	2178 (220)	4306 (2378)	

5-2 Supply of Fully Serviced Industrial Land

At the end of 1987, the City of Edmonton contained 970 hectares of vacant, fully serviced industrial land (Table 5-2). This increase of 20 hectares from the 1986 supply is due to revisions in the data base. Of this total, 825 hectares (85%) are within the pre-annexation boundary and 145 hectares (15%) are in the annexed area. Of the supply within the pre-annexation boundary, 40% is for IB use, 38% is for IM use, 9% is for IH use and 13% is industrial reserve. These land use districts have not yet been applied to land in the annexed area. Industrial land use districts in the annexed area are discussed in Chapter 3, and the location and amount of fully serviced land in this area is listed in Table 5-6.

Figure 5-2 Supply of Fully Serviced Industrial Land

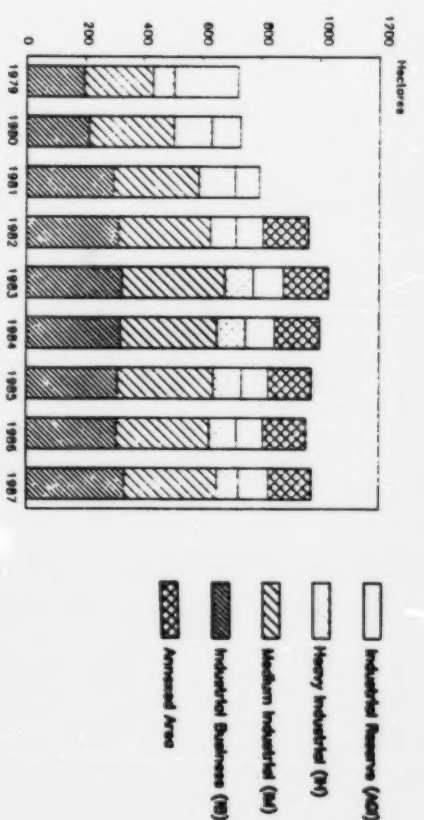


TABLE 5-2

YEAR-END SUPPLY OF FULLY SERVICED INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1985 - 1987

INDUSTRIAL PLAN AREAS	1985					1986					1987				
	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL
South	104 (117)	53 (69)	-	16 (8)	173 (194)	104 (117)	50 (66)	-	16 (8)	170 (193)	113 (127)	50 (72)	-	16 (8)	179 (207)
Southeast	84 (118)	104 (188)	35 (44)	33 (22)	356 (383)	82 (118)	102 (188)	34 (43)	33 (22)	351 (383)	87 (108)	117 (176)	34 (53)	33 (22)	361 (503)
Northwest	90 (138)	137 (180)	33 (46)	34 (18)	374 (583)	86 (128)	133 (180)	31 (46)	34 (18)	384 (582)	80 (133)	113 (161)	33 (47)	34 (16)	360 (586)
Northeast	14 (40)	13 (20)	6 (27)	13 (8)	46 (78)	14 (40)	13 (20)	6 (27)	13 (8)	46 (78)	16 (37)	19 (28)	12 (8)	38 (17)	75 (178)
Miscellaneous	18 (48)	39 (167)	25 (49)	5 (1)	67 (283)	18 (48)	39 (167)	33 (49)	5 (1)	95 (283)	16 (33)	18 (176)	3 (48)	-	61 (243)
Sub-total	313 (488)	338 (814)	96 (188)	90 (117)	834 (1889)	307 (488)	317 (813)	83 (177)	90 (117)	895 (1893)	334 (544)	318 (563)	73 (111)	103 (110)	828 (1836)
Annexed Area ¹	-	-	-	-	145 (134)	-	-	-	-	145 (134)	-	-	-	-	145 (134)
Grand Total	313 (488)	338 (814)	96 (188)	90 (117)	970 (1730)	307 (488)	317 (813)	83 (177)	90 (117)	940 (1899)	334 (544)	318 (563)	73 (111)	103 (110)	970 (1970)

¹ For more detail see Table 5-6

5-3 Industrial Land Servicing Activity

During 1987, 4 hectares of IB districted land and 1 hectare of IM districted land was serviced in the City of Edmonton (Table 5-3). In 1986, 1 hectare was serviced and in 1985, 5 hectares were serviced.

Figure 5-3 Industrial Land Servicing

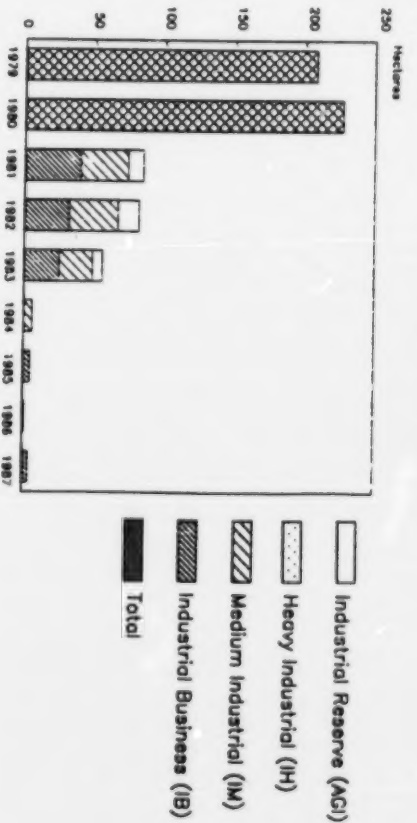


TABLE 5-3

ANNUAL INDUSTRIAL LAND SERVICING ACTIVITY IN THE CITY OF EDMONTON, 1985 - 1987

INDUSTRIAL PLAN AREAS	1985					1986					1987				
	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL
South	Hectares (Parcels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Southeast	Hectares (Parcels)	-	-	-	-	1 (4)	-	-	-	1 (4)	-	-	-	-	-
Northwest	Hectares (Parcels)	5 (6)	-	-	5 (6)	-	-	-	-	-	1 (1)	1 (1)	-	-	2 (2)
Northeast	Hectares (Parcels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	Hectares (Parcels)	-	-	-	-	-	-	-	-	-	3 (4)	-	-	-	-
Sub-total	Hectares (Parcels)	5 (6)	-	-	5 (6)	1 (4)	-	-	-	1 (4)	4 (5)	1 (1)	-	-	5 (6)
Annexed Area	Hectares (Parcels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grand Total	Hectares (Parcels)	5 (6)	-	-	5 (6)	1 (4)	-	-	-	1 (4)	4 (5)	1 (1)	-	-	5 (6)

5-4 Supply of IB, IM and IH Districted Land (Serviced and Unserviced)

791 hectares of vacant industrial land (serviced and unserviced), were designated for IB, IM and IH use within the City of Edmonton at the end of 1987 (Table 5-4). This is a decrease of 69 hectares from 1986. Of this supply, 48% is designated for IB use, 43% is designated for IM use and 9% is designated for IH use.

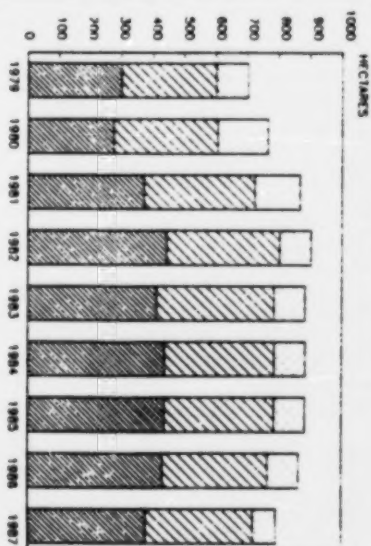
TABLE 5-4

YEAR-END SUPPLY OF SERVICED AND UNSERVICED IB, IM, AND IH DISTRICTED LAND IN THE CITY OF EDMONTON, 1985 - 1987

INDUSTRIAL PLAN AREAS	1985				1986				1987			
	IB	IM	IH	TOTAL	IB	IM	IH	TOTAL	IB	IM	IH	TOTAL
South	151 (118)	53 (69)	-	204 (187)	149 (118)	50 (68)	-	199 (186)	113 (127)	50 (72)	-	163 (189)
Southeast	117 (146)	116 (172)	36 (48)	269 (366)	115 (146)	114 (172)	35 (45)	264 (363)	118 (139)	121 (171)	34 (53)	273 (363)
Northwest	95 (138)	132 (185)	23 (48)	250 (371)	91 (138)	128 (185)	21 (48)	240 (371)	85 (133)	124 (181)	32 (47)	241 (341)
Northeast	14 (40)	14 (285)	7 (38)	35 (363)	14 (40)	14 (285)	7 (38)	35 (363)	18 (57)	18 (285)	12 (48)	47 (489)
Miscellaneous	52 (94)	29 (166)	32 (49)	113 (309)	55 (94)	29 (166)	32 (49)	116 (309)	38 (122)	18 (175)	5 (45)	61 (242)
Sub-total	429 (536)	344 (877)	98 (183)	871 (1596)	424 (536)	235 (876)	95 (180)	854 (1592)	370 (578)	242 (864)	73 (211)	785 (1853)
Annexed Area ¹	6 (1)	-	-	6 (1)	6 (1)	-	-	6 (1)	6 (1)	-	-	6 (1)
Grand Total	435 (537)	344 (877)	98 (183)	877 (1597)	430 (537)	235 (876)	95 (180)	860 (1593)	376 (579)	242 (864)	73 (211)	791 (1854)

¹ Zoning in the annexed area has not yet been converted to City of Edmonton land use bylaw districts. For individual land use districts in this area, see Chapter 3 and Table 5-7

Figure 5-4 Supply of IB, IM and IH Districted Land



Heavy Industrial (IH)
Medium Industrial (IM)
Industrial Business (IB)

5-5 Supply of Industrial Reserve (AGI) Land

There were 747 hectares of vacant industrial reserve (AGI) land at the end of 1986 (Table 5-5). Most of this land (79%) is located within the Southeast and Northwest Industrial Plan Areas.

Figure 5-5 Supply of Industrial Reserve (AGI) Land, 1979-1987

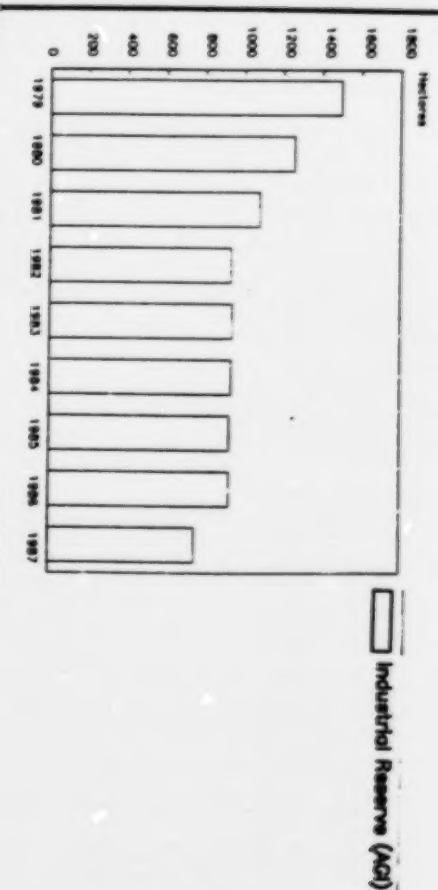


TABLE 5-5 YEAR-END SUPPLY OF INDUSTRIAL RESERVE (AGI) LAND IN THE CITY OF EDMONTON 1983 - 1987

INDUSTRIAL PLAN AREAS	1983		1984		1985		1986		1987	
	Hectares (Parcels)	AGI	Hectares (Parcels)	AGI	Hectares (Parcels)	AGI	Hectares (Parcels)	AGI	Hectares (Parcels)	AGI
South	147 (18)	144 (9)	144 (9)	144 (9)	144 (9)	144 (9)	144 (9)	144 (9)	144 (9)	144 (9)
Southeast	427 (45)	427 (45)	427 (45)	427 (45)	427 (45)	427 (45)	427 (45)	427 (45)	427 (45)	427 (45)
Northwest	234 (43)	234 (43)	234 (43)	234 (43)	234 (43)	234 (43)	234 (43)	234 (43)	234 (43)	234 (43)
Northeast	34 (117)	34 (117)	34 (117)	34 (117)	34 (117)	34 (117)	34 (117)	34 (117)	34 (117)	34 (117)
Miscellaneous	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)	5 (1)
Sub total	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)
Annexed Area 1	Hectares (Parcels)	-	Hectares (Parcels)	-	Hectares (Parcels)	-	Hectares (Parcels)	-	Hectares (Parcels)	-
Total	Hectares (Parcels)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)	937 (215)

1. Zoning the annexed area has not yet been converted to City of Edmonton land use districts. For industrial land use districts in this area, see Chapter 3 and Table 5-7.

5-6 Supply of Vacant Industrial Land in the Annexed Area, 1986

There are six main areas of industrial land in the annexed area of the city. Of the total supply of 2,768 hectares of vacant industrial land in the annexed area, 89% is unserviced, 5% is fully serviced and 6% is serviced to rural standards. Most of the fully serviced land is located in Clover Bar or the Southeast (Annexed) area. Winterburn has the largest share (77%) of the land serviced to rural standards.

Figure 5-6 Supply of Vacant Industrial Land in the Annexed Area

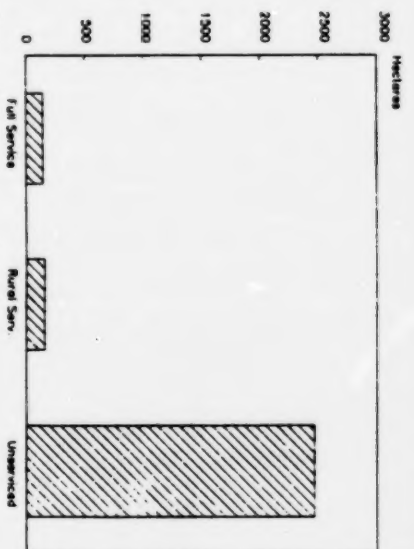


TABLE 5-6 YEAR-END SUPPLY OF VACANT INDUSTRIAL LAND IN THE CITY OF EDMONTON, 1987

INDUSTRIAL AREAS	INDUSTRIAL DEVELOPMENT (Approved 1987)	FULLY SERVICED (City Standards)	SERVICES (Rural Standards)	UNSERVICED	TOTAL	ZONING
Clover Bar	Hectares (Parcels)	64 (59)	-	548 (21)	612 (80)	GI and HI
Lewis Farms	Hectares (Parcels)	-	-	491 (18)	491 (18)	ICR - DC
Mistilim	Hectares (Parcels)	7 (4)	13 (15)	207 (13)	227 (32)	GI and IC
Ramparts	Hectares (Parcels)	-	-	6 (1)	6 (1)	IB
Southeast (Annexed)	Hectares (Parcels)	57 (57)	17 (9)	190 (43)	264 (109)	GI and RI
Winterburn	Hectares (Parcels)	-	122 (161)	604 (20)	726 (181)	IC - DC
Yellowhead (West)	Hectares (Parcels)	17 (14)	6 (3)	419 (15)	442 (32)	IC and GI
TOTAL	Hectares (Parcels)	145 (134)	158 (188)	2465 (131)	2768 (453)	

5-7 Industrial Land Subdivision Activity

During 1987, 36 hectares of industrial land (vacant and built-on) were subdivided. In 1986, 16 hectares of industrial land (vacant and built-on) were subdivided.

TABLE 5-7
INDUSTRIAL LAND REDISTRICTING
(DEVELOPED AND VACANT) 1987

Plan Area	Land Use District Change		Area (Hectares)
	From	To	
South	CSC	IB	0.4
	PU	IM	0.5
	IB	DCS	0.6
Southeast	IM	IB	0.2
	AGI	IM	1.4
Northwest	AGI	IM and IB	3.0
	IM	IB	0.5
Northwest	IM	IB	0.4
Miscellaneous	IB	CB2	0.1
	IH	CB2	1.1
	IM	DCS	0.2
TOTAL			35.4

5-8 Industrial Land Redistricting

In 1986, redistricting involving 35 hectares of industrial land (vacant and built-on) occurred. This redistricting activity involved mainly single lots. The figures show changes from the industrial reserve category and the more traditional industrial uses to a focus on business uses permitted by the IB or CB districts. In 1986, 28 hectares of industrial land were redistricted to other industrial districts and to non-industrial districts.

6. CITY-OWNED VACANT INDUSTRIAL LAND

6-1 City-Owned Industrial Land

At the end of 1987, the City of Edmonton owned 368 hectares of vacant industrial land. Of this total, IB land is 30%, IM land is 25%, IH land is 6% and AGI land is 39%. Approximately 256 hectares are fully serviced.

FIGURE 6-1 SUPPLY OF CITY-OWNED INDUSTRIAL LAND, 1985, 1987

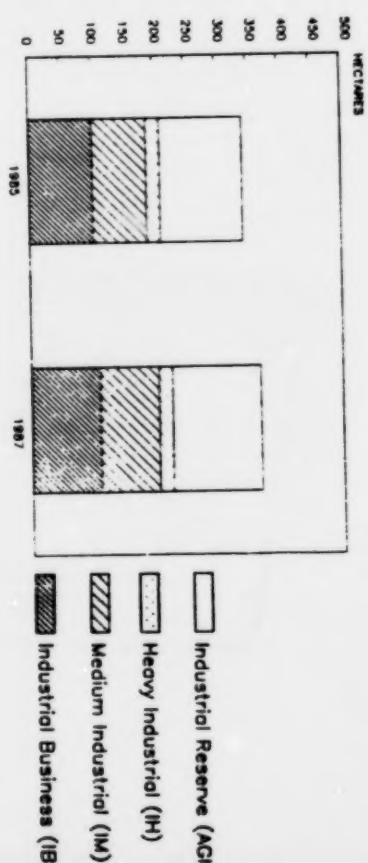


TABLE 6-1

SUPPLY OF CITY-OWNED VACANT INDUSTRIAL¹
LAND IN THE CITY OF EDMONTON, 1985, 1987
(Hectares)

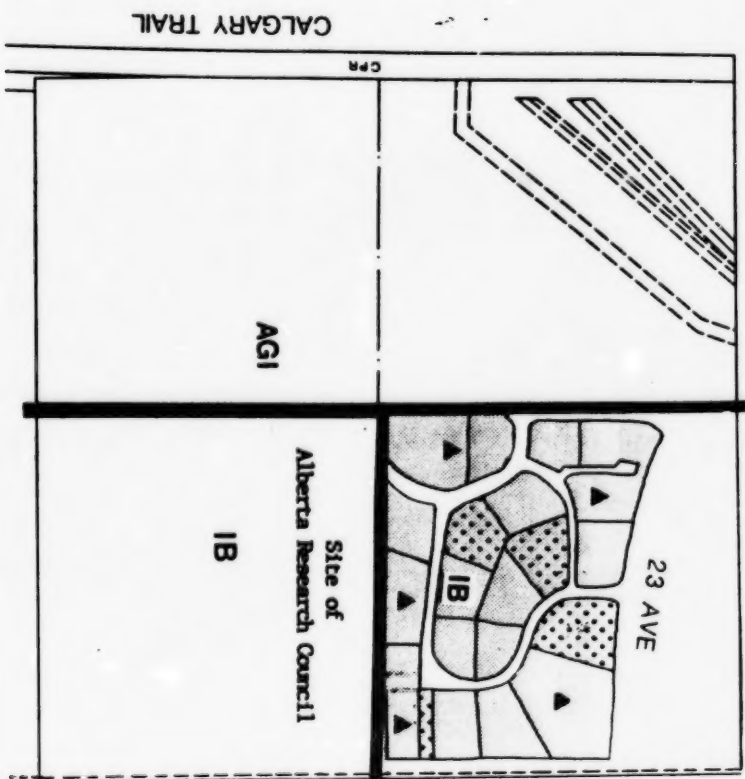
INDUSTRIAL PLAN AREAS	1985					1987				
	IB	IM	IH	AGI	TOTAL	IB	IM	IH	AGI	TOTAL
South	32	16	-	-	48	36	17	-	1	54
	(Parcels)					(40)	(20)		(3)	(63)
Southeast	37	38	9	81	165	35	42	6	82	165
	(Parcels)					(57)	(59)	(10)	(5)	(131)
Northwest	19	16	2	47	84	23	19	5	47	94
	(Parcels)					(30)	(24)	(12)	(6)	(72)
Northeast	8	9	10	4	31	11	9	11	12	43
	(Parcels)					(33)	(130)	(23)	(79)	(265)
Miscellaneous	5	8	1	-	14	5	7	-	-	12
	(Parcels)					(10)	(59)			(69)
Total	101	87	22	132	342	110	94	22	142	368
						(170)	(300)	(53)	(93)	(618)

¹ Source: Real Estate and Supply Services Department

MAP 2-1
SOUTH INDUSTRIAL OUTLINE PLAN AREA



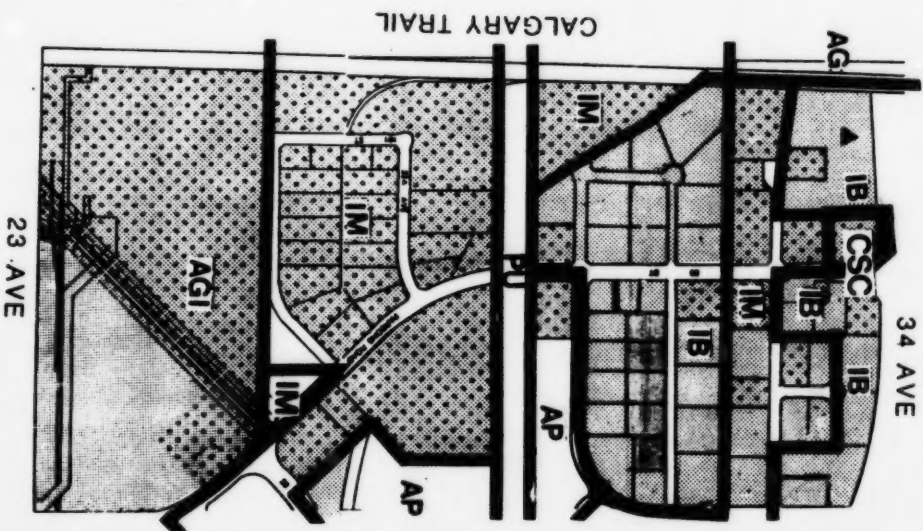
MAP 2-2 EDMONTON RESEARCH AND DEVELOPMENT PARK



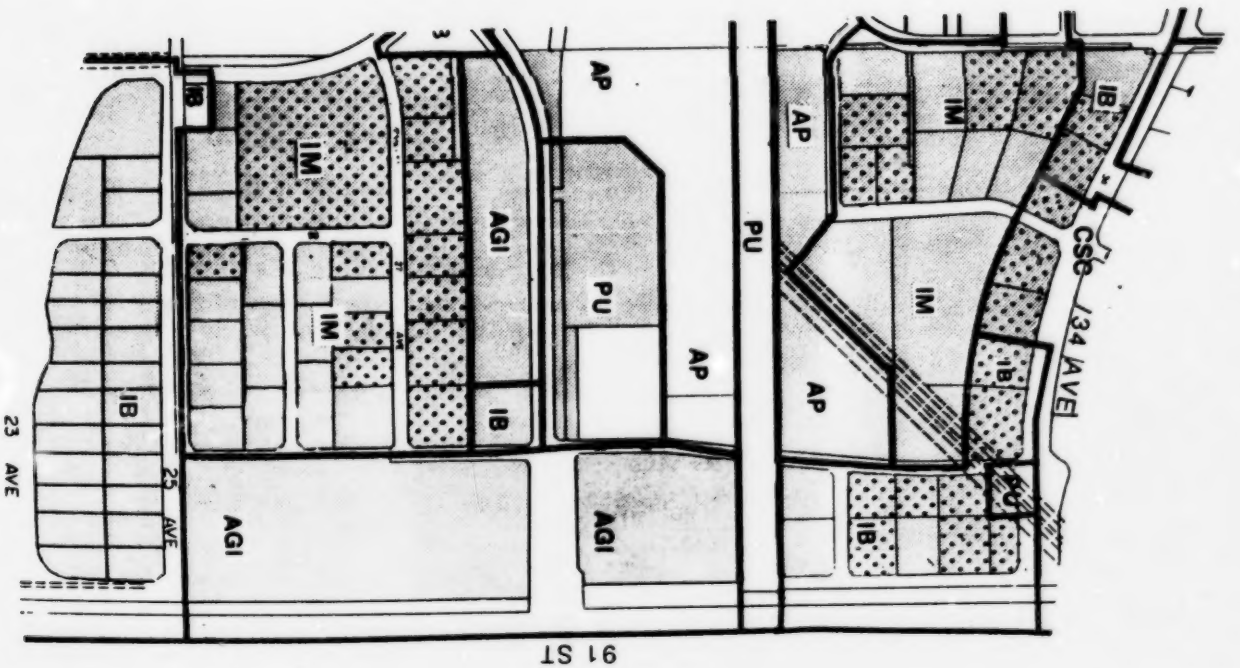
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land

MAP 2-3
PARSONS (WEST)

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land



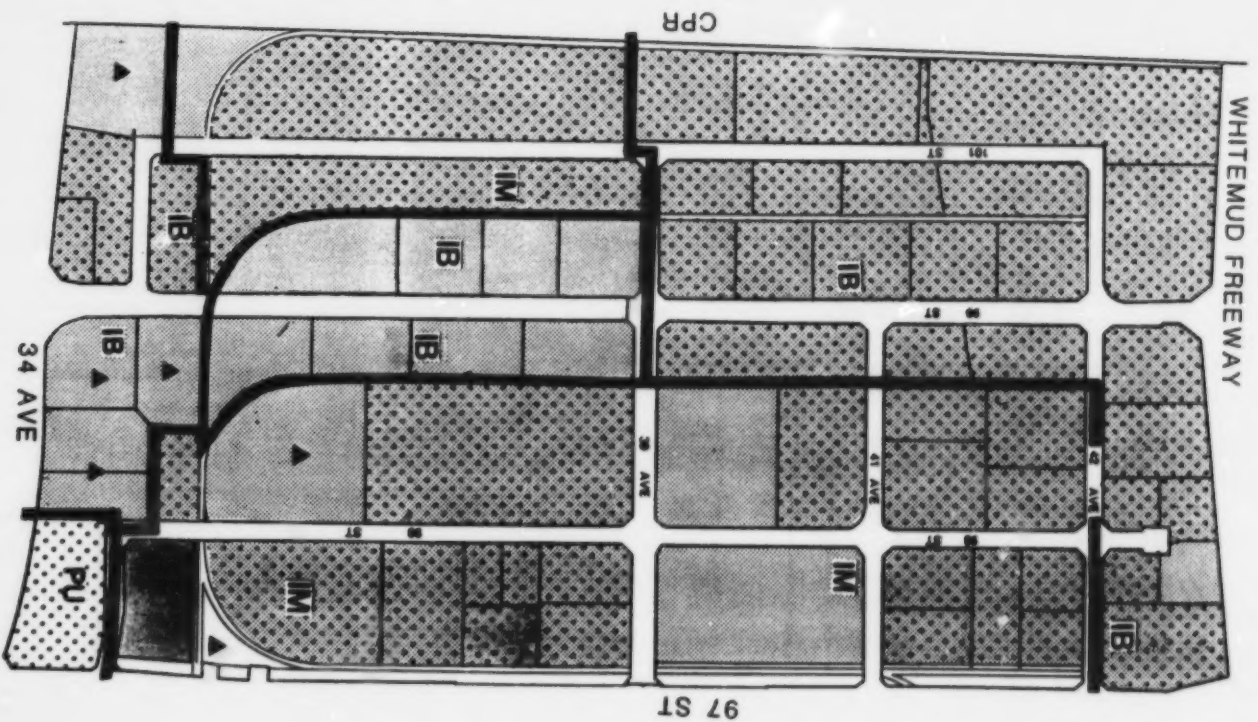
MAP 2-4 PARSONS (EAST)



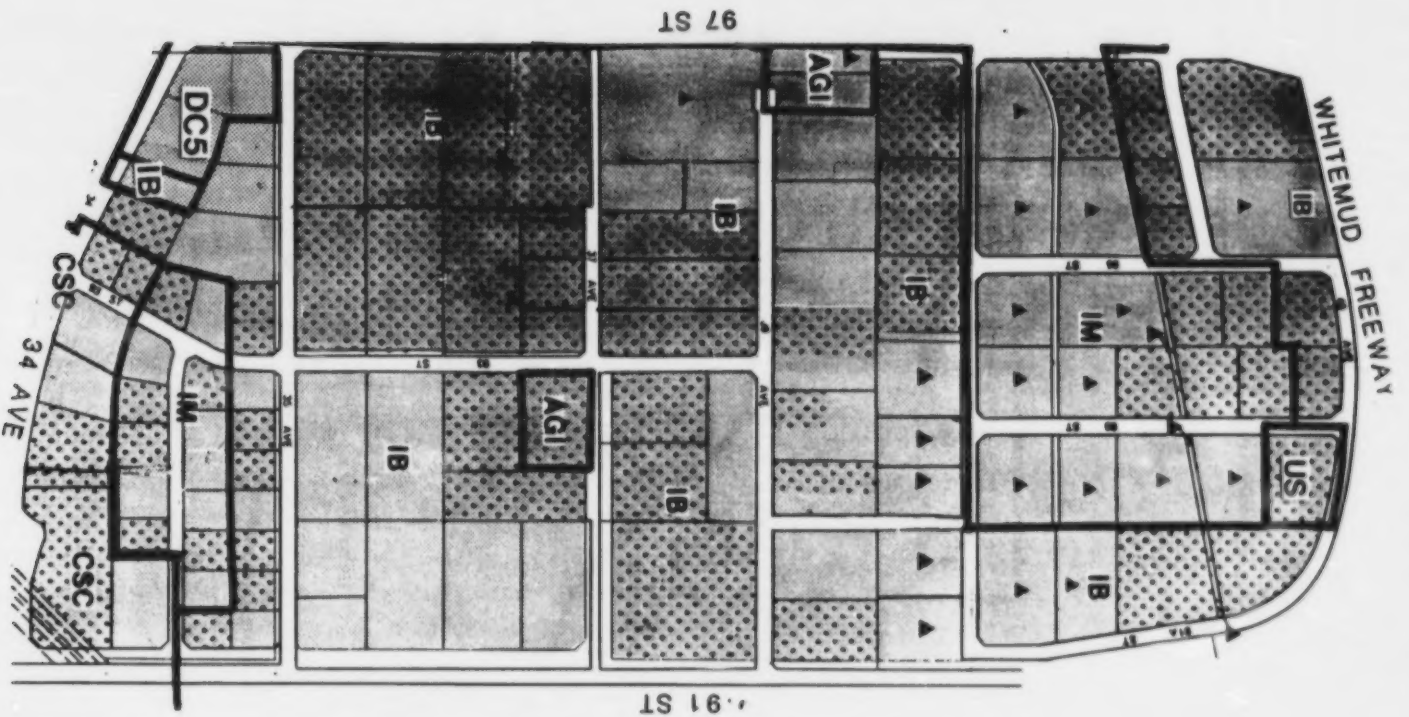
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels

MAP 2-5
STRATHCONA (WEST)

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

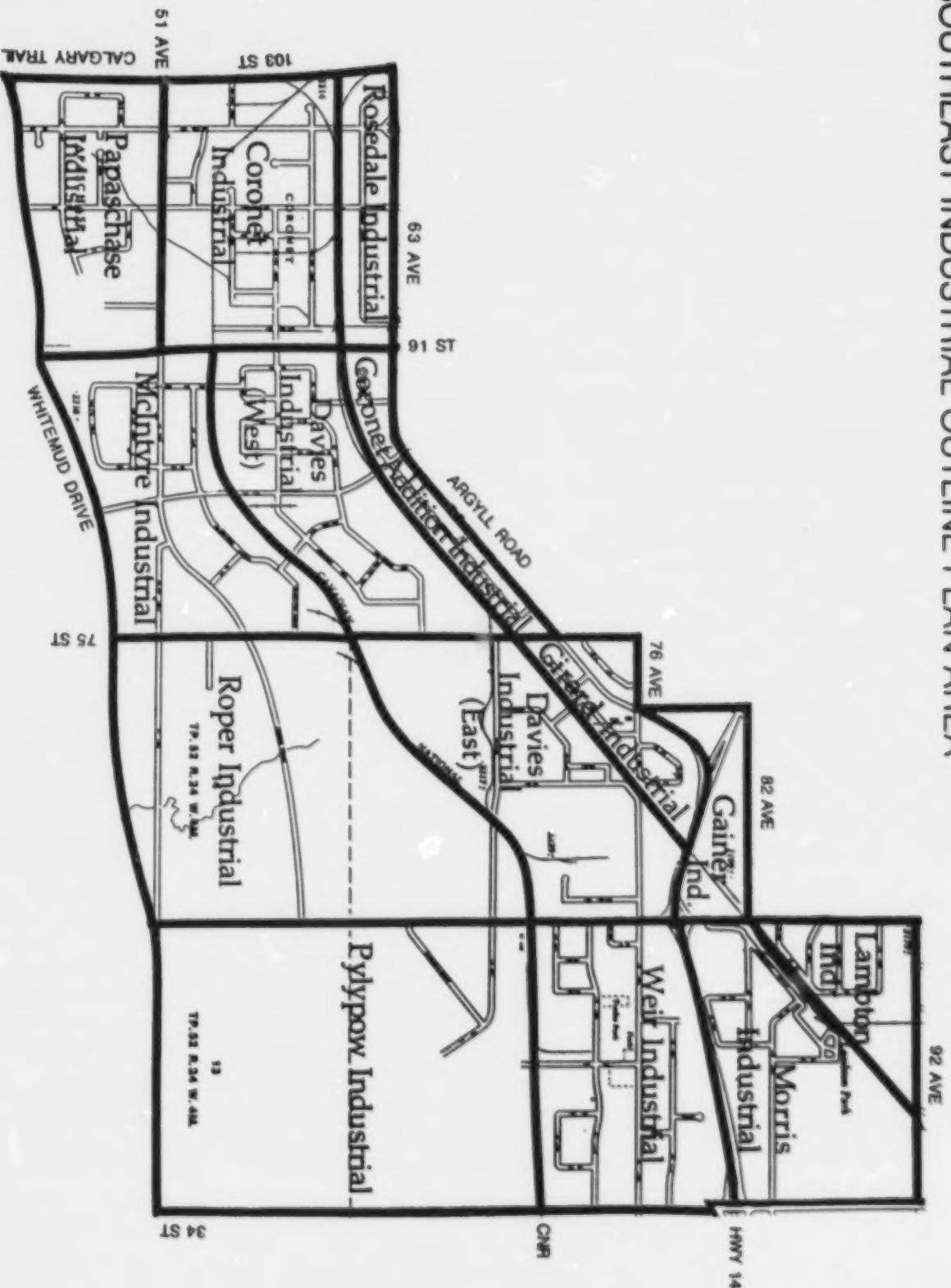


MAP 2-6 STRATHCONA (EAST)

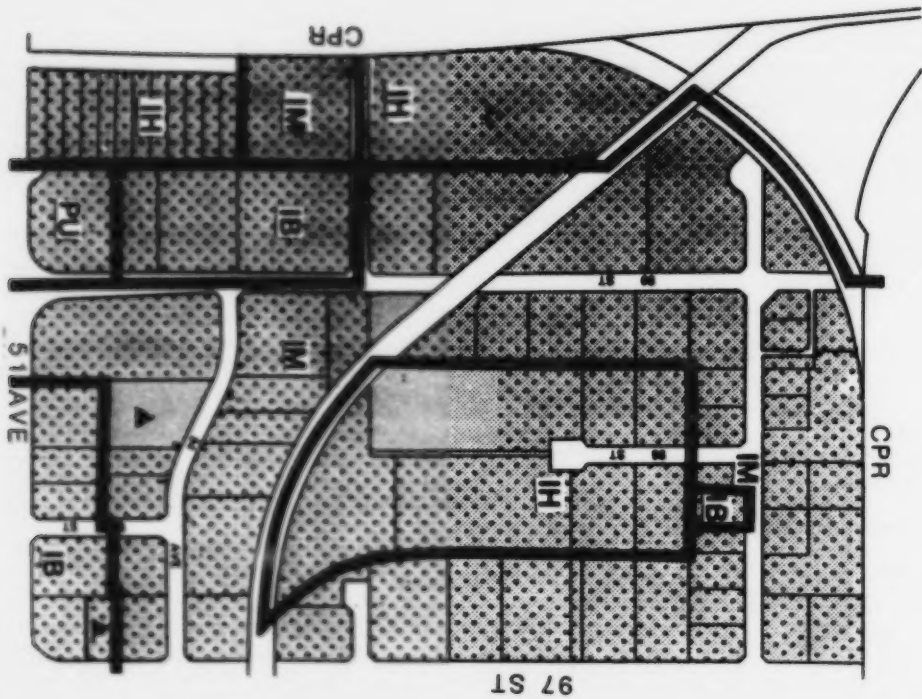


- Full Servicing (Access to sanitary and storm sewers, water and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land
- Partial City Ownership

MAP 3-1
SOUTHEAST INDUSTRIAL OUTLINE PLAN AREA



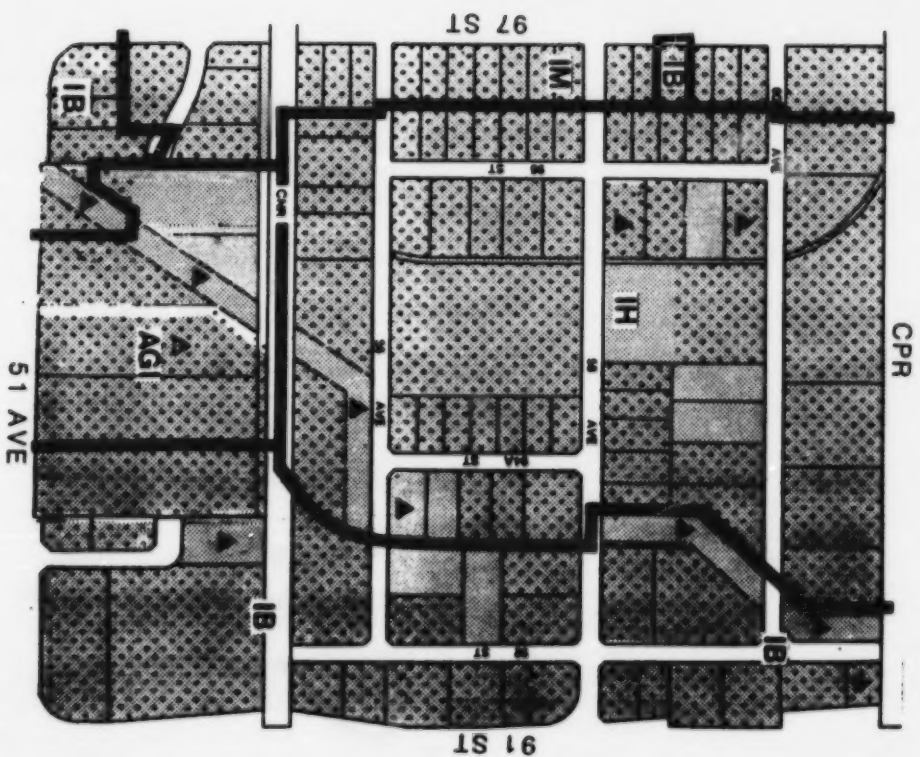
MAP 3-2 CORONET (WEST)



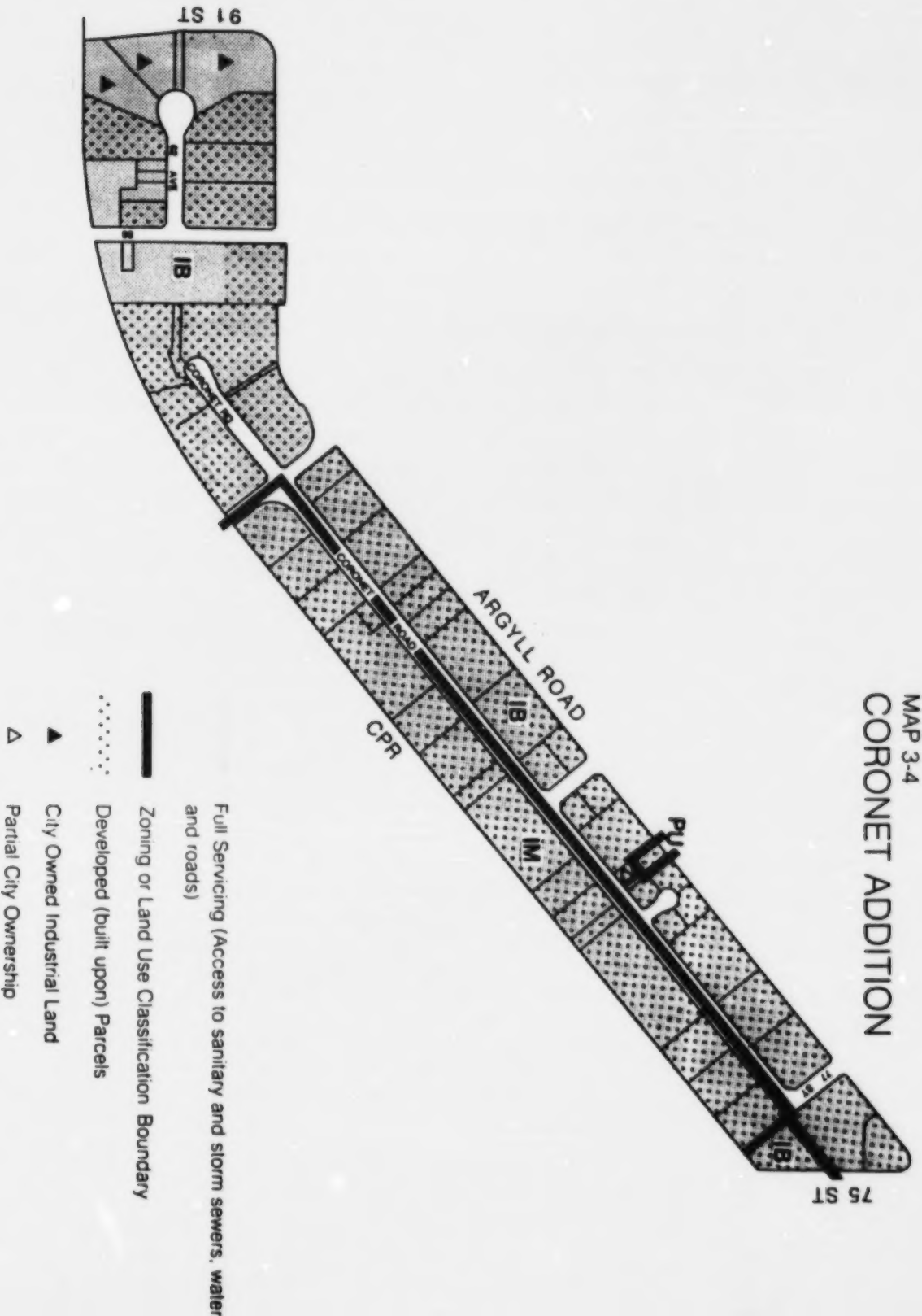
- Full Servicing (Access to sanitary and storm sewers, water and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

MAP 3-3 CORONET (EAST)

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land
- Partial City Ownership

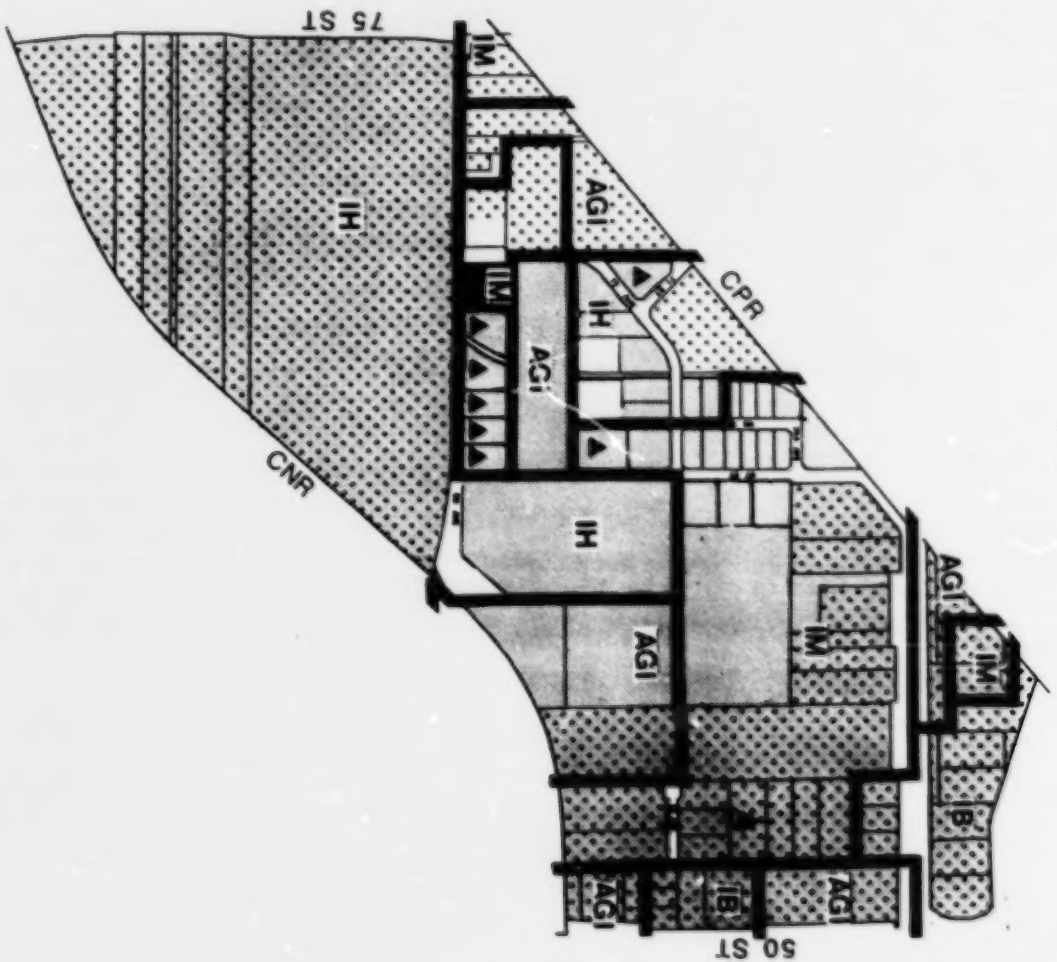


MAP 3-4 CORONET ADDITION

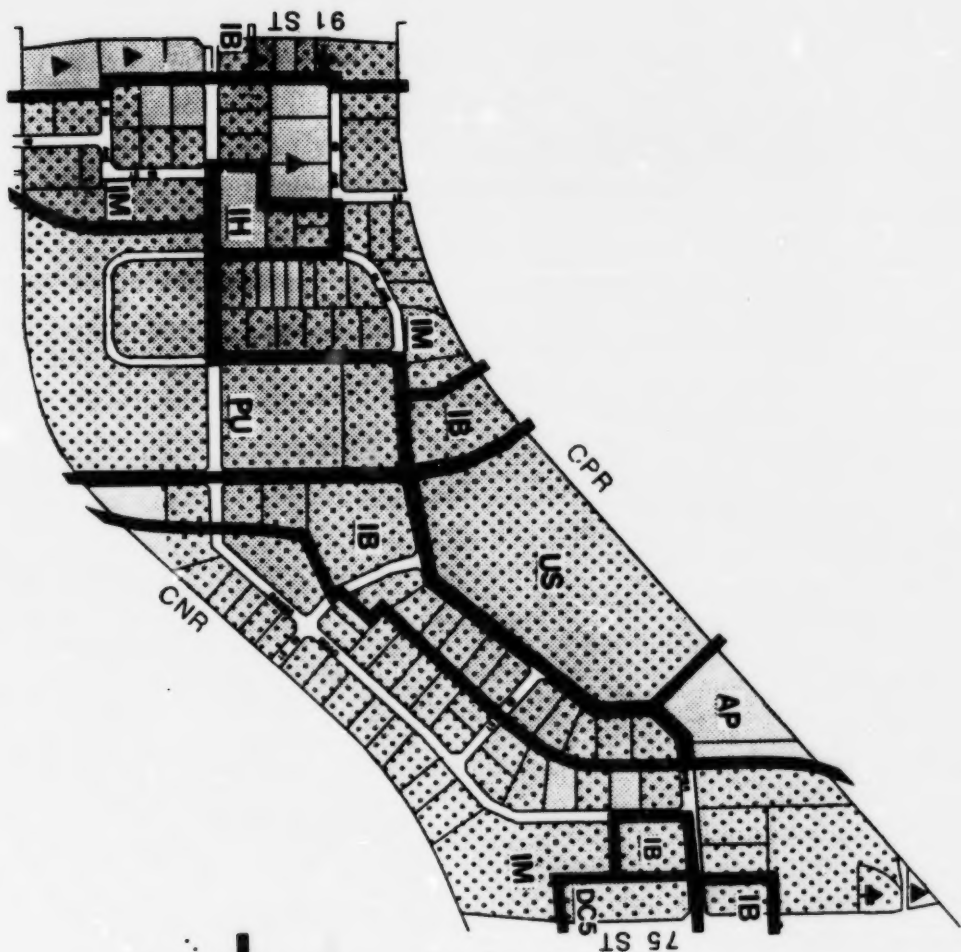


MAP 3-5
DAVIES (EAST)

- Full Servicing (Access to sanitary and storm sewers,
water and roads)
- Partial Servicing (Access to one or more but not all of
the above)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

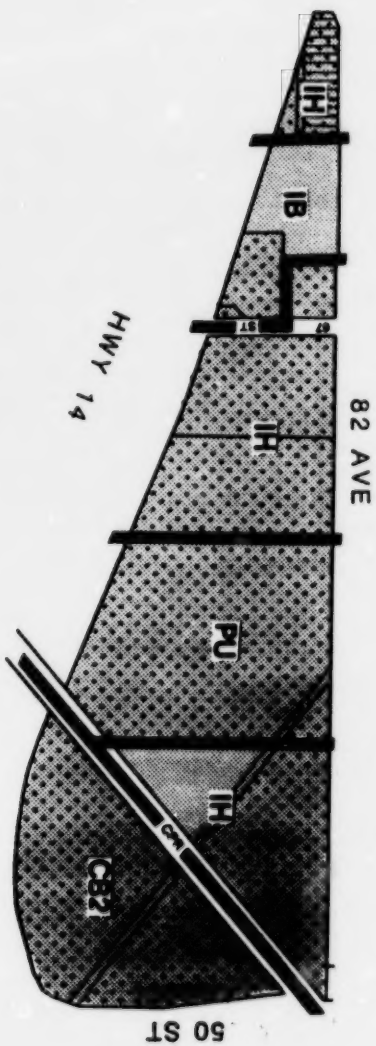


MAP 3-6 DAVIES (WEST)



MAP 3-7
GAINER

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- Replot Areas - Tentative and Approved



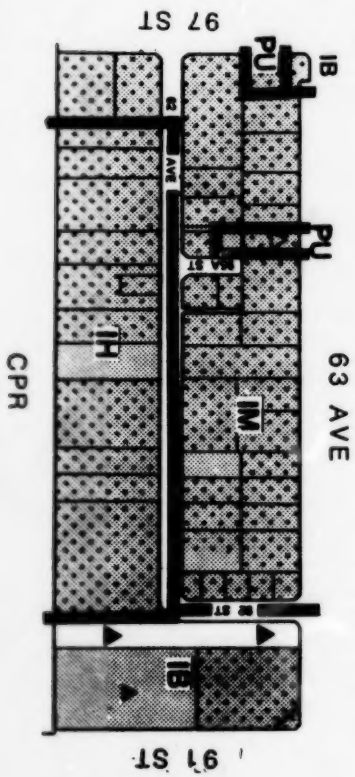
MAP 3-8
GIRARD



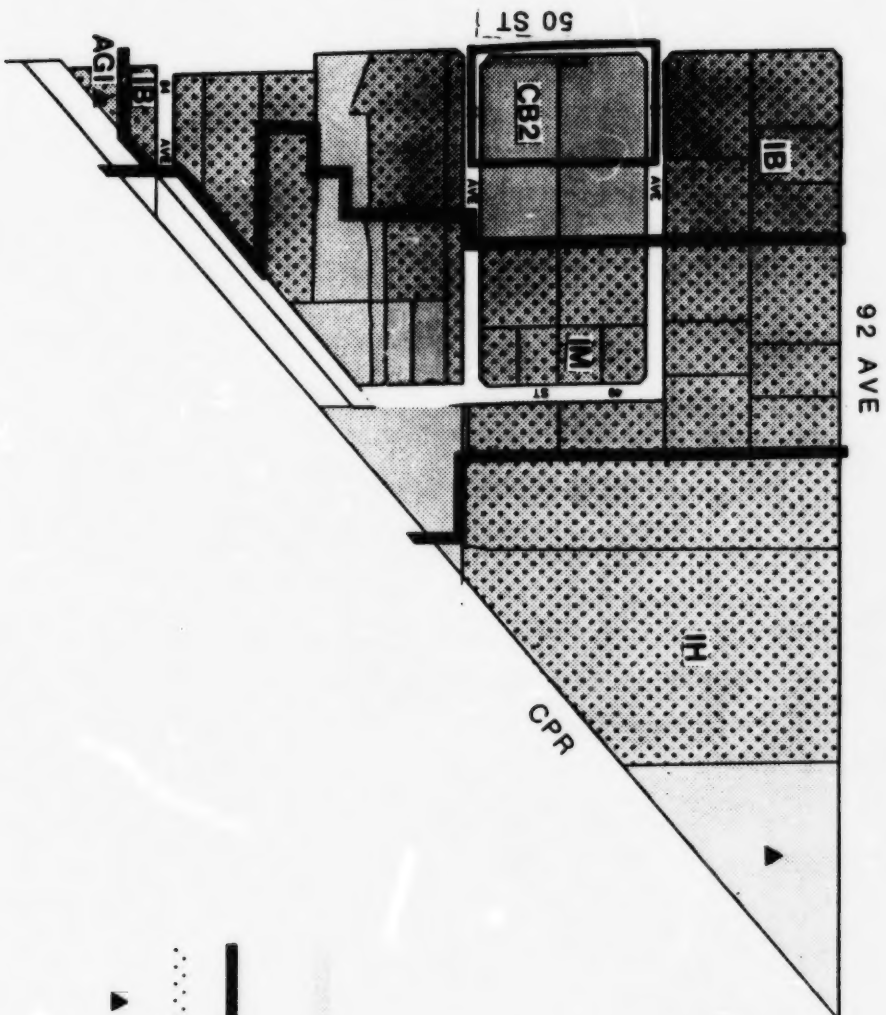
- Full Servicing (Access to sanitary and storm sewers, water and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land

MAP 3-9 HAZELDEAN

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land
- Partial City Ownership



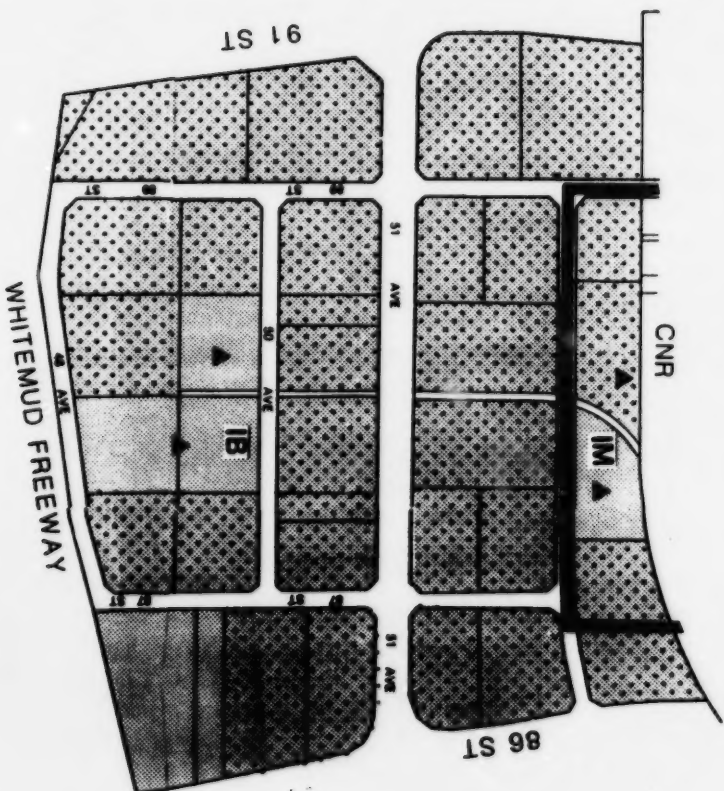
MAP 3-10 LAMBTON PARK



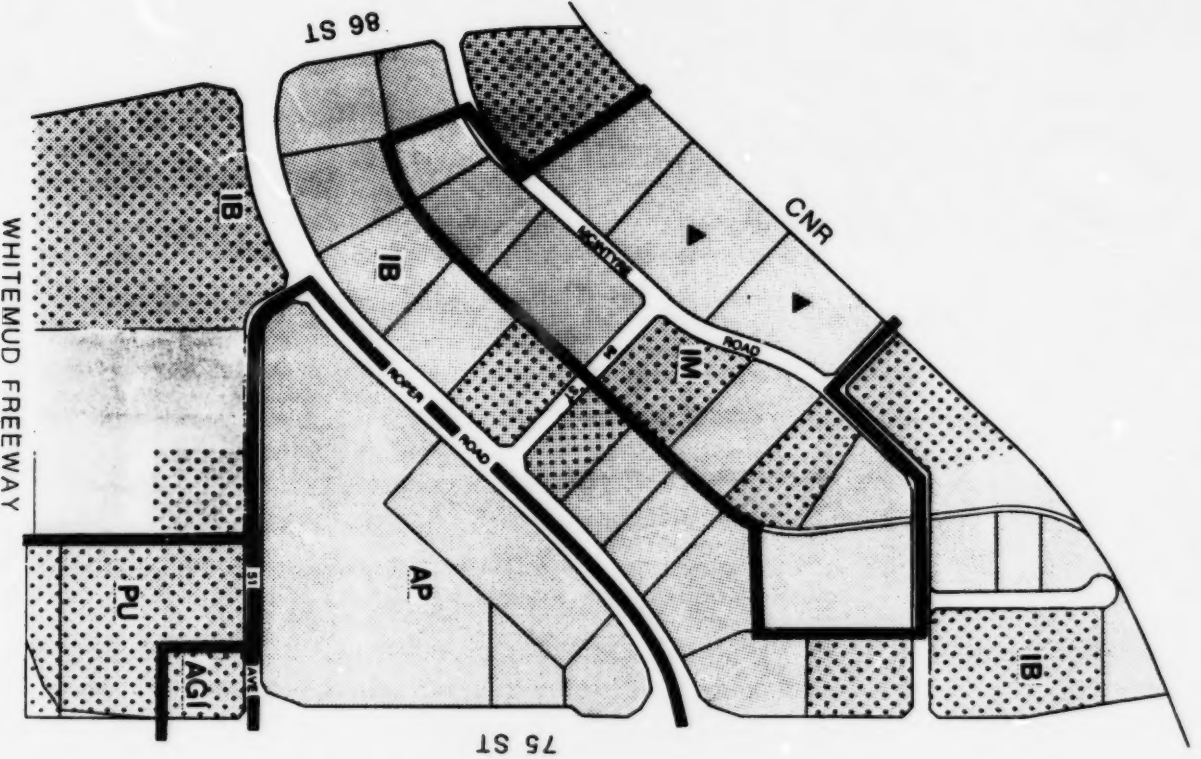
- Full Servicing (Access to sanitary and storm sewers, water and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

MAP 3-11
MCINTYRE (WEST)

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land



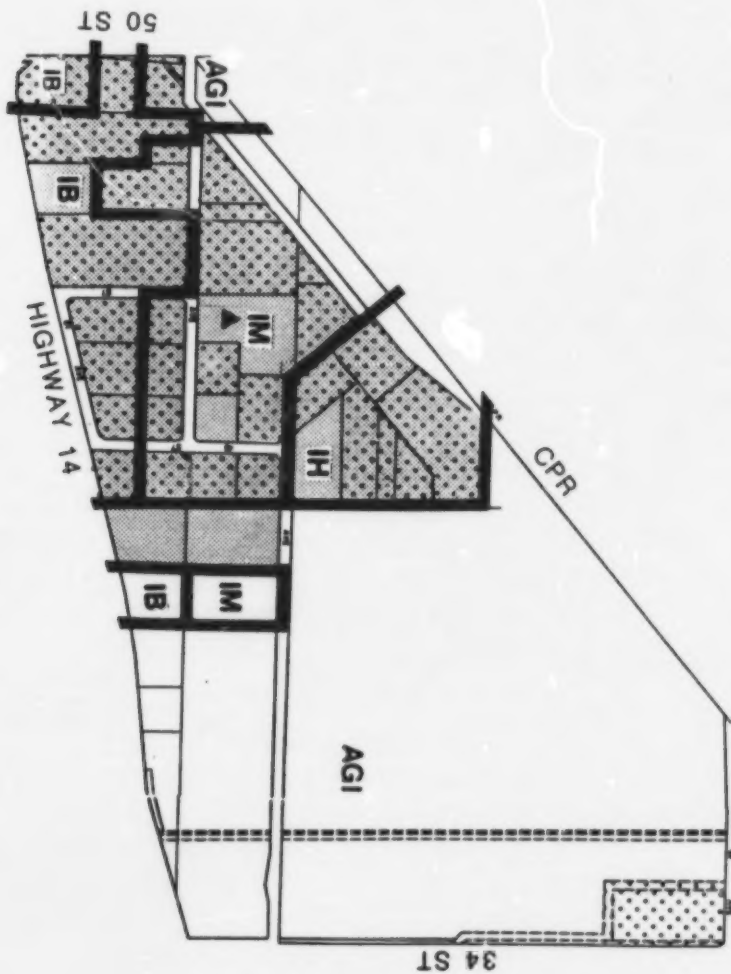
MAP 3-12
MCINTYRE (EAST)



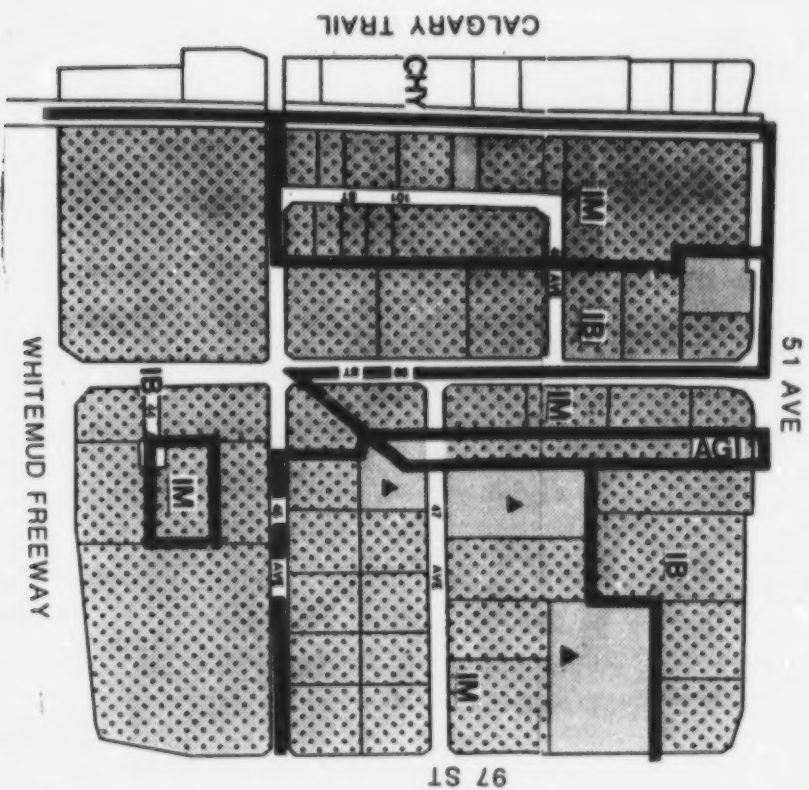
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

MAP 3-13
MORRIS

- Full Servicing (Access to sanitary and storm sewers,
water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

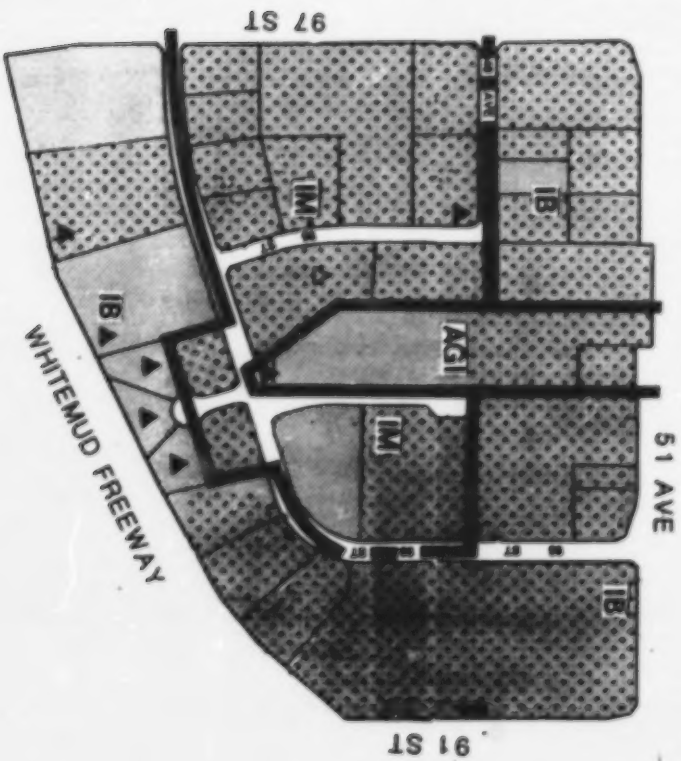


MAP 3-14
PAPACHASE (WEST)

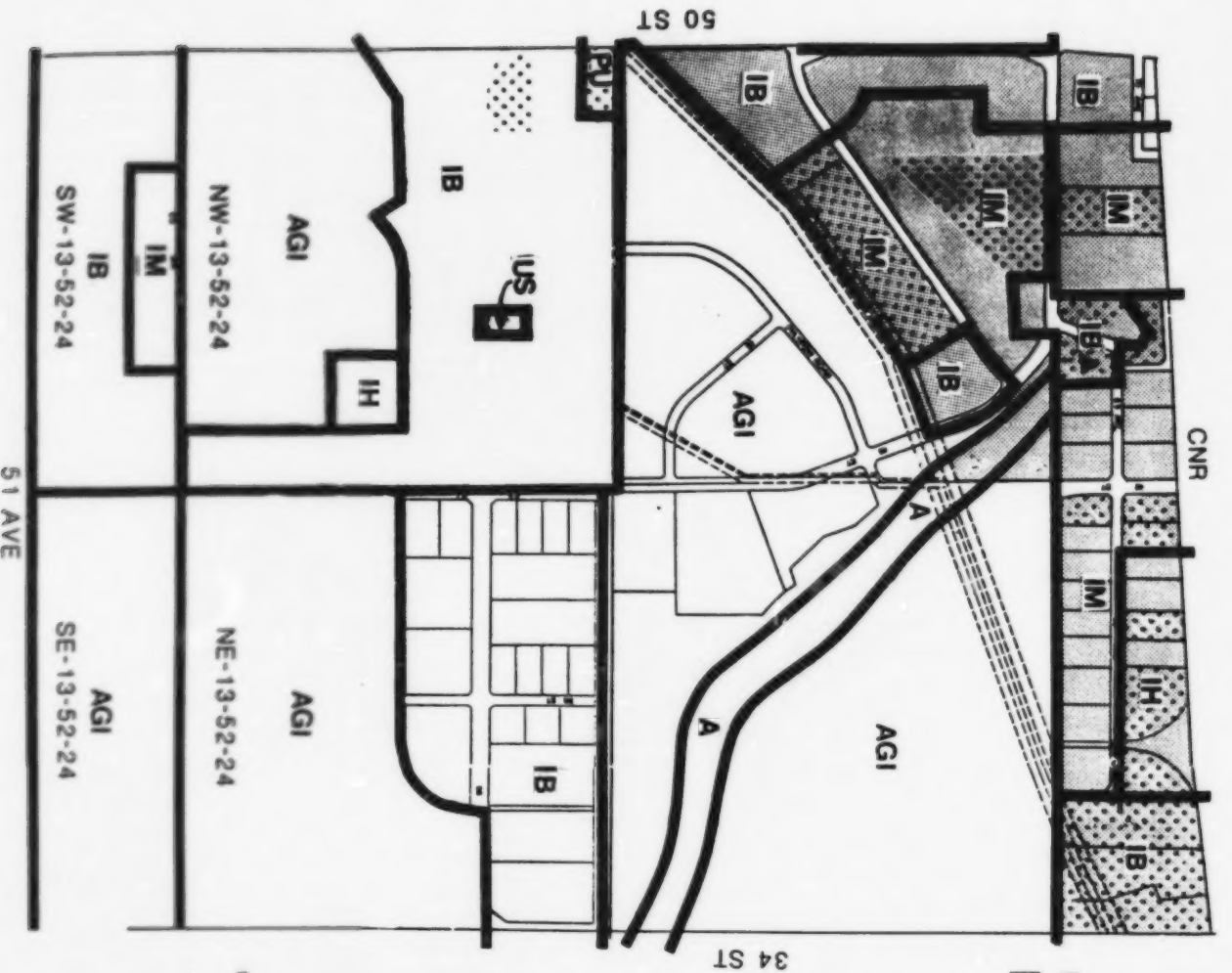


MAP 3-15
PAPASCHASE (EAST)

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land
- △ Partial City Ownership



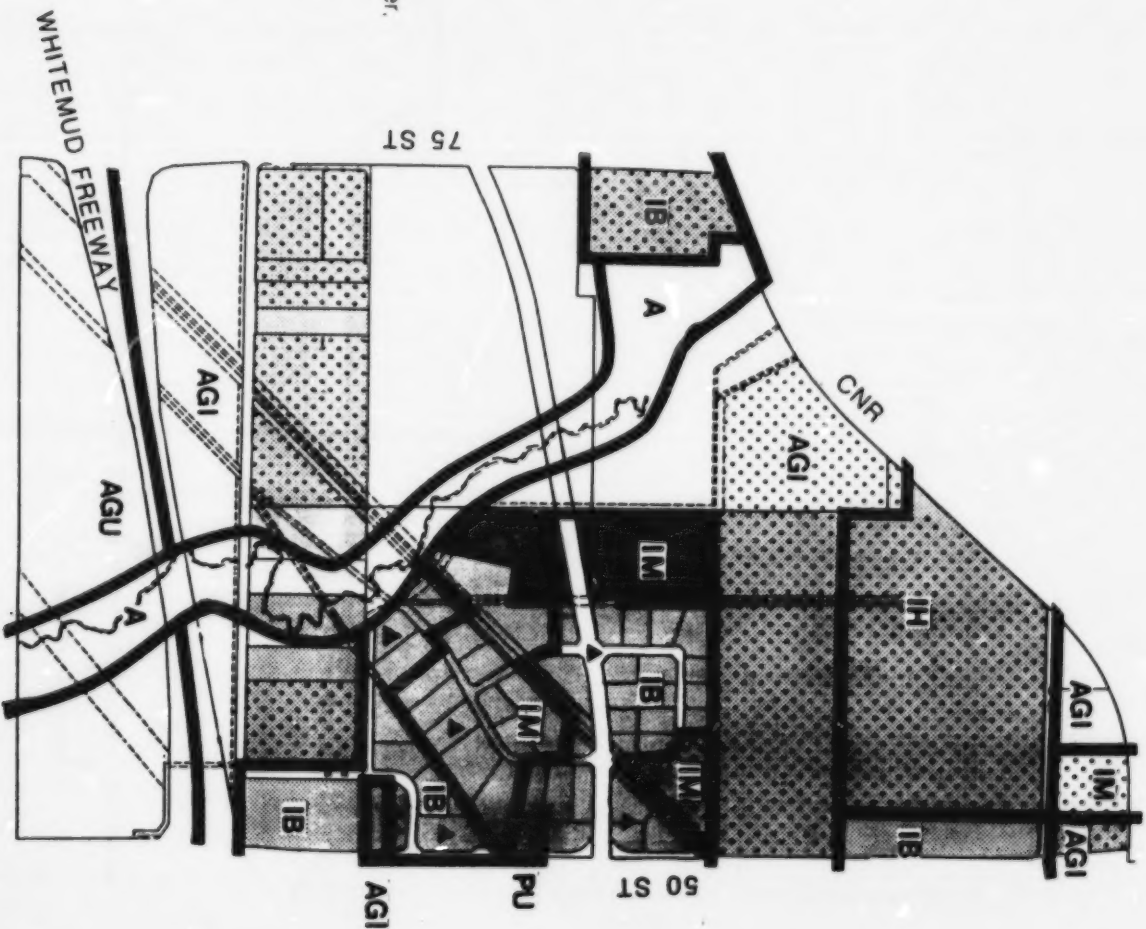
MAP 3-16
PYLYPOW



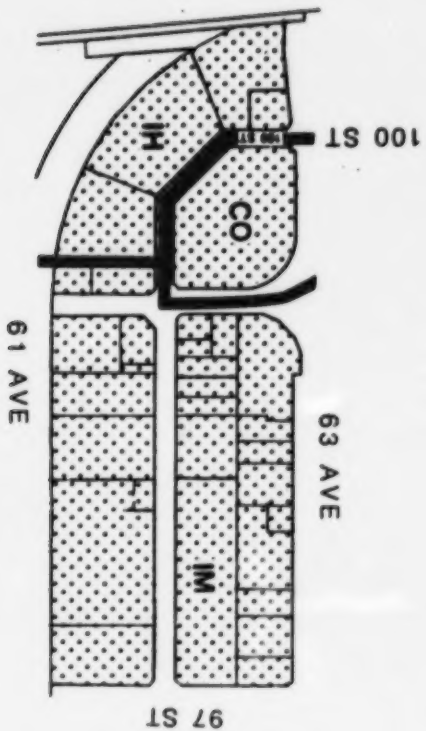
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land

MAP 3-17
ROPER

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Partial Servicing (Access to one or more but not all of the above)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land

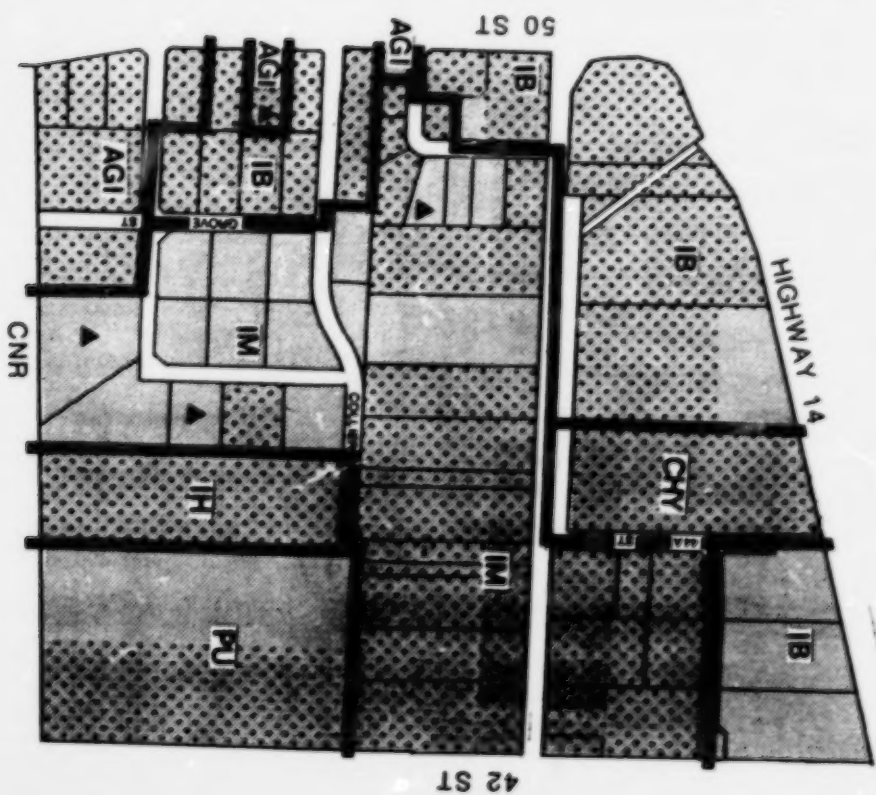


MAP 3-18
ROSEDALE

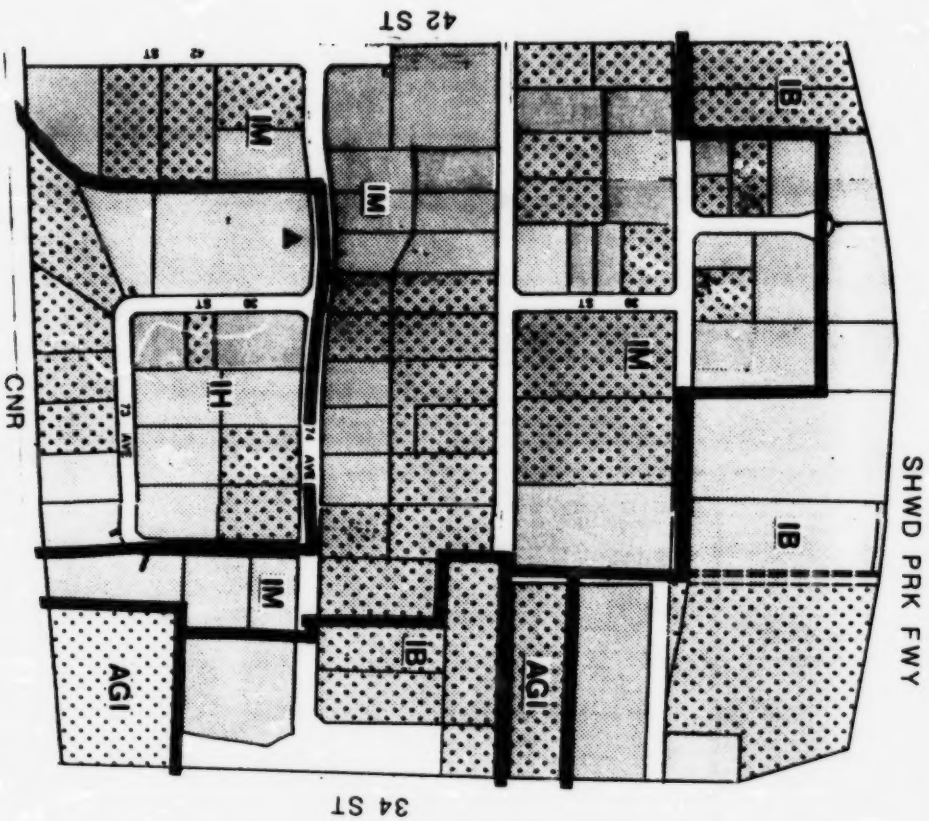


- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels

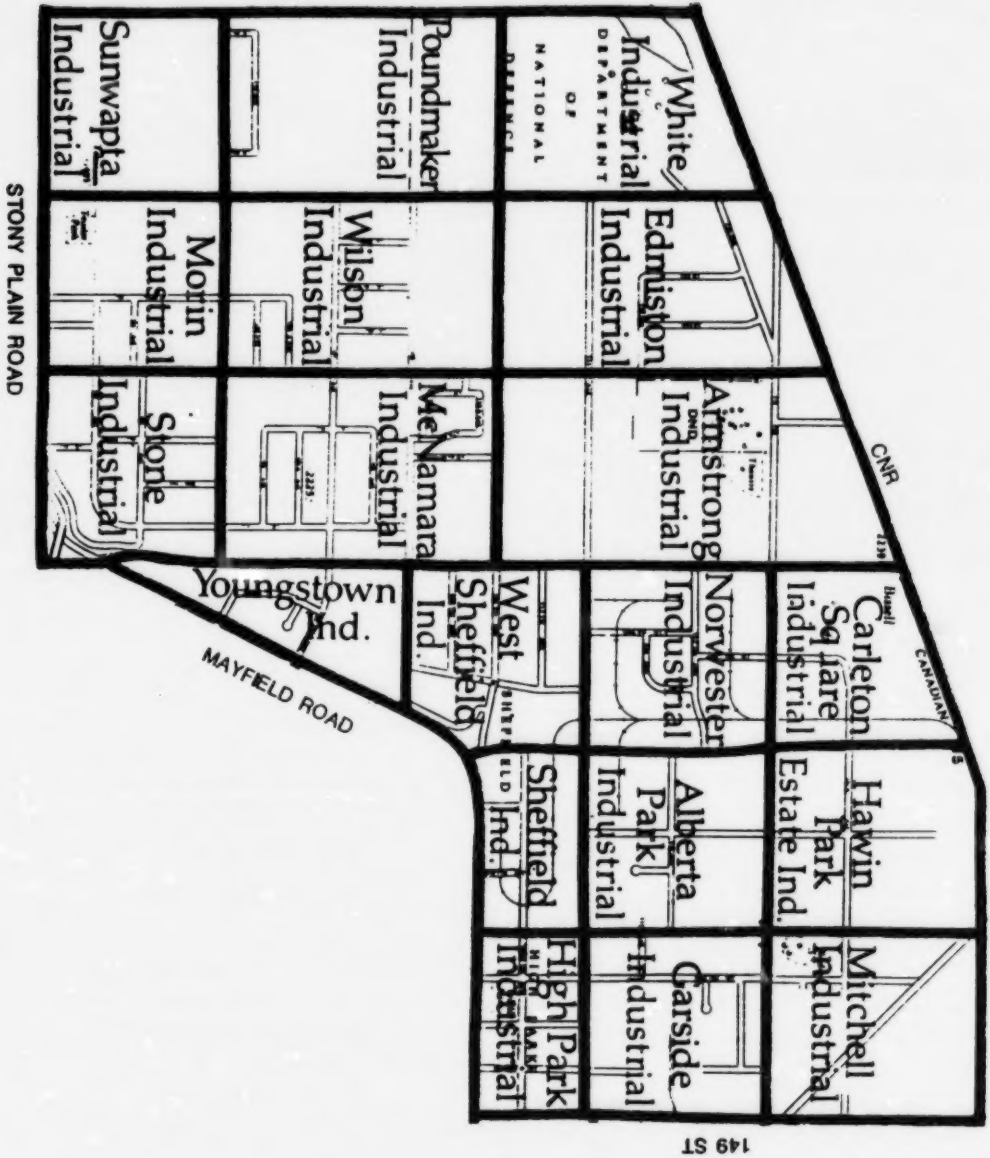
MAP 3-19
WEIR (WEST)



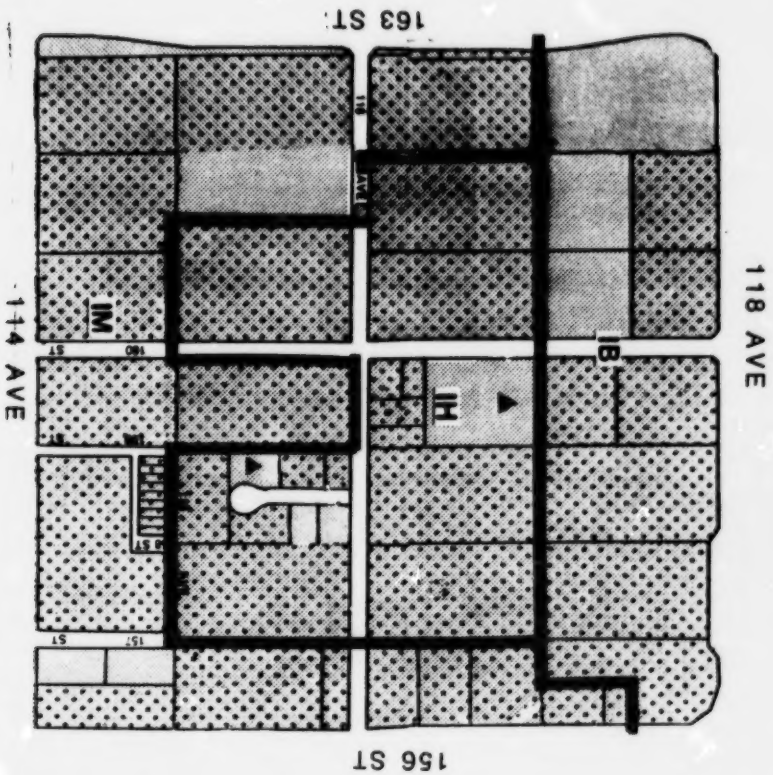
MAP 3-20
WEIR (EAST)



MAP 4-1
NORTHWEST INDUSTRIAL OUTLINE PLAN AREA



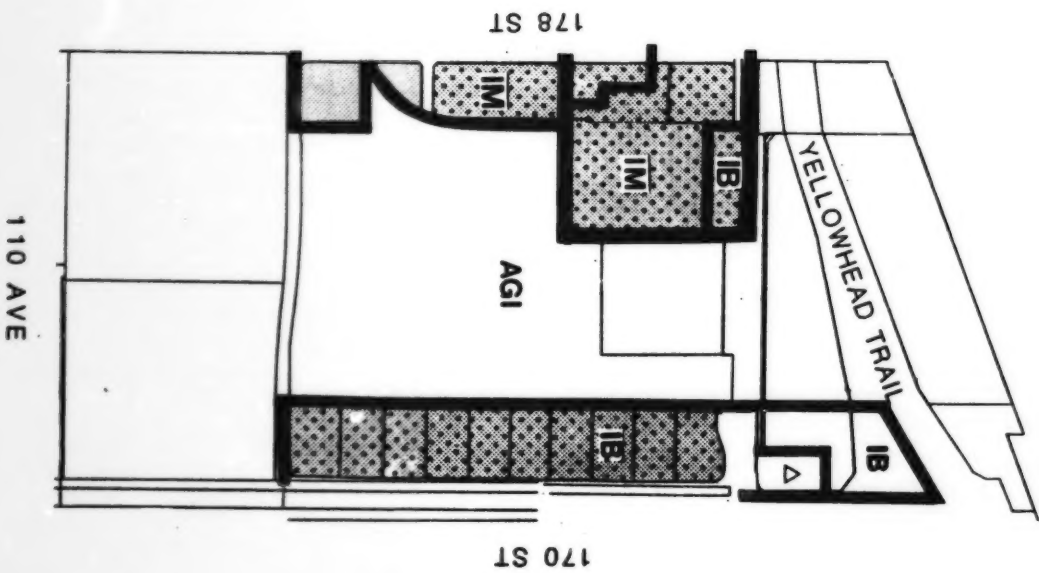
MAP 4-2 ALBERTA PARK



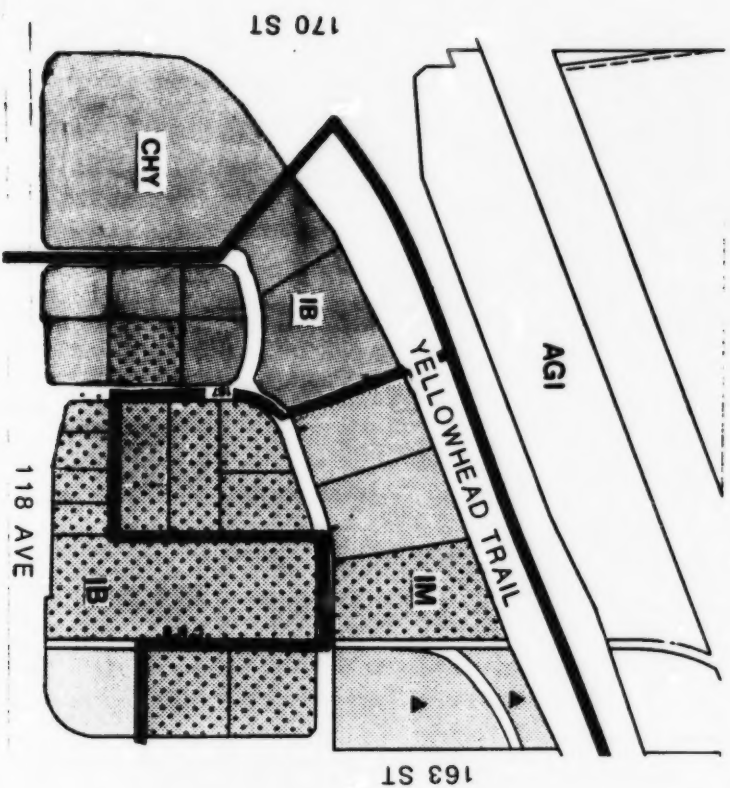
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- ▲ Developed (built upon) Parcels
- ▲ City Owned Industrial Land

MAP 4-3
ARMSTRONG

- △ Portion Owned by City
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels



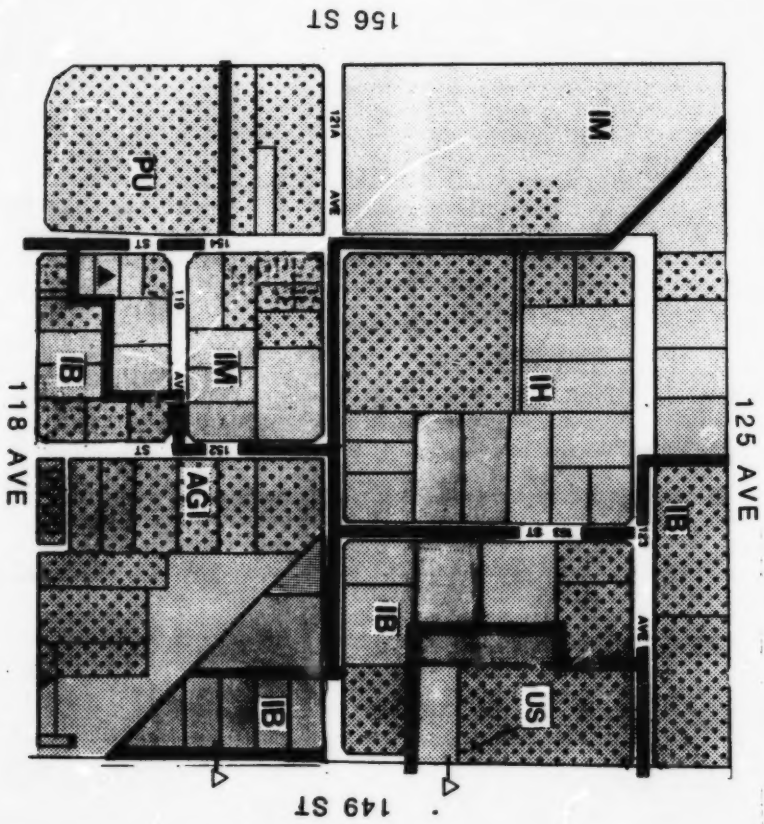
MAP 4-4 CARLETON SQUARE



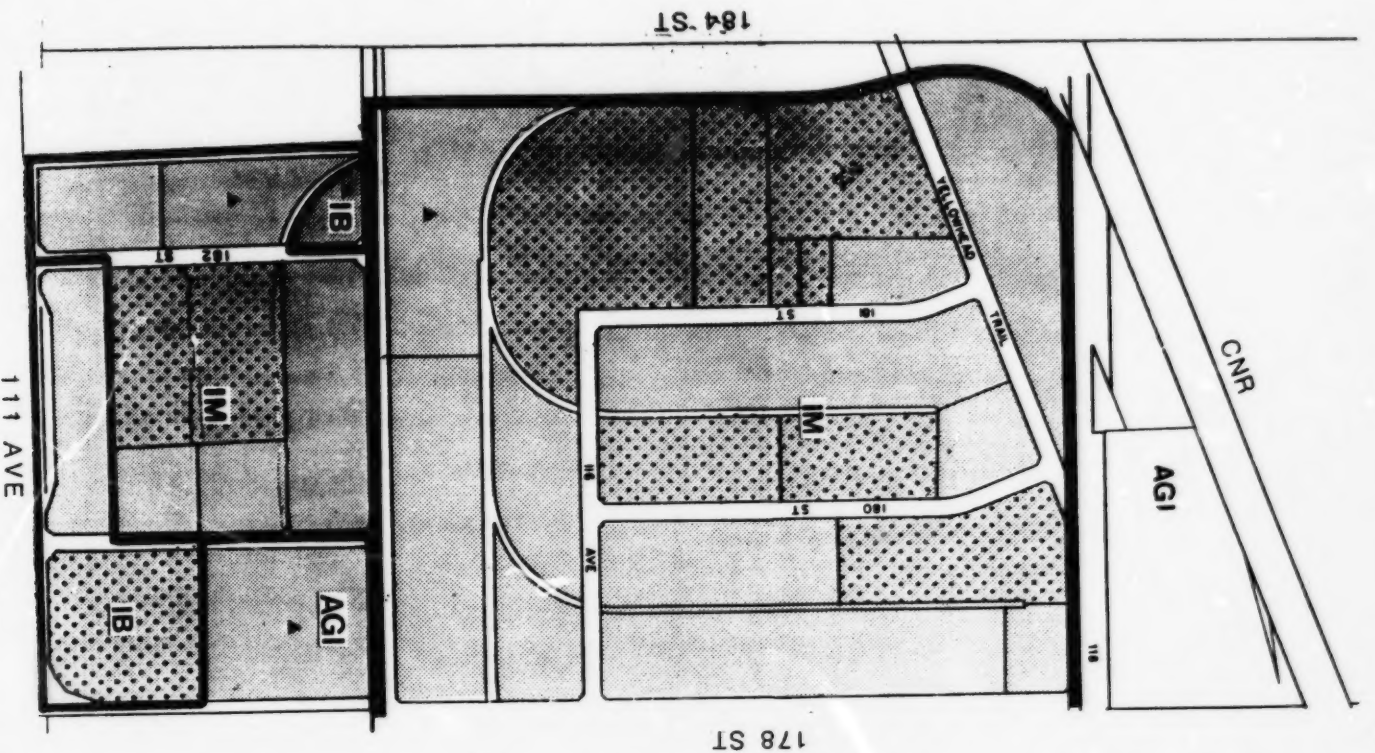
- ▲ City Owned
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels

MAP 4-5
MITCHELL

- △ Portion Owned by City
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land



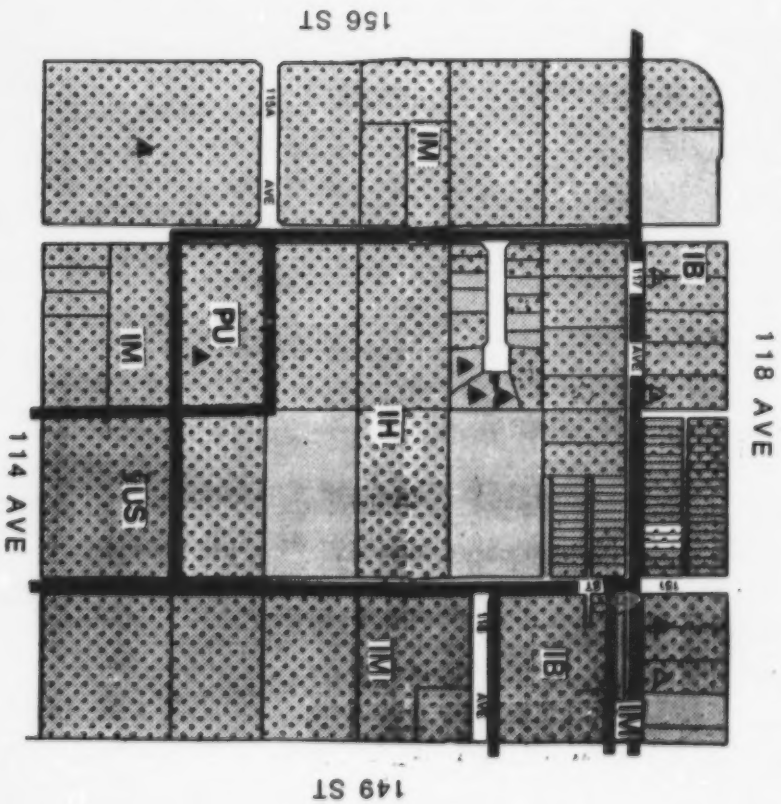
MAP 4-6
EDMISTON



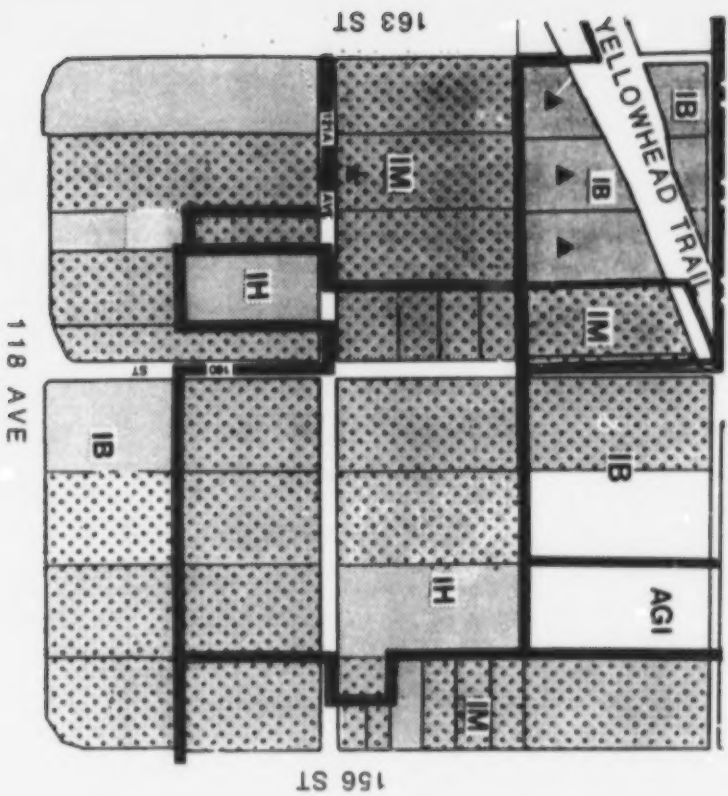
- ▲ City Owned Industrial Land
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels

MAP 4-7
GARSIDE (BRENNER)

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land
- Partial City Ownership

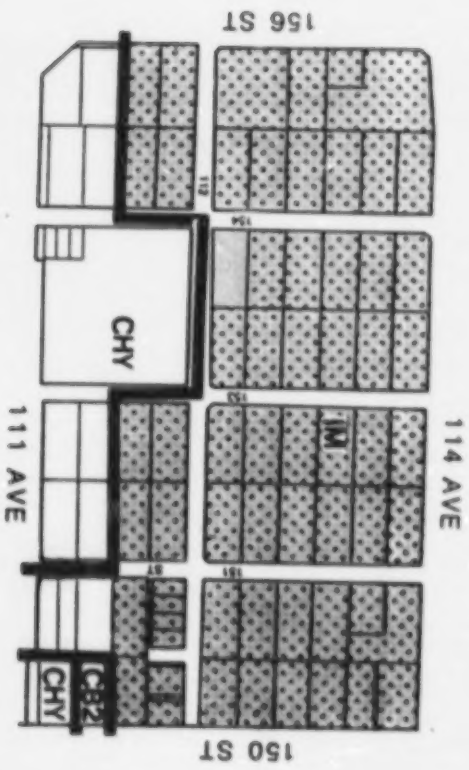


MAP 4-8 HAWIN PARK

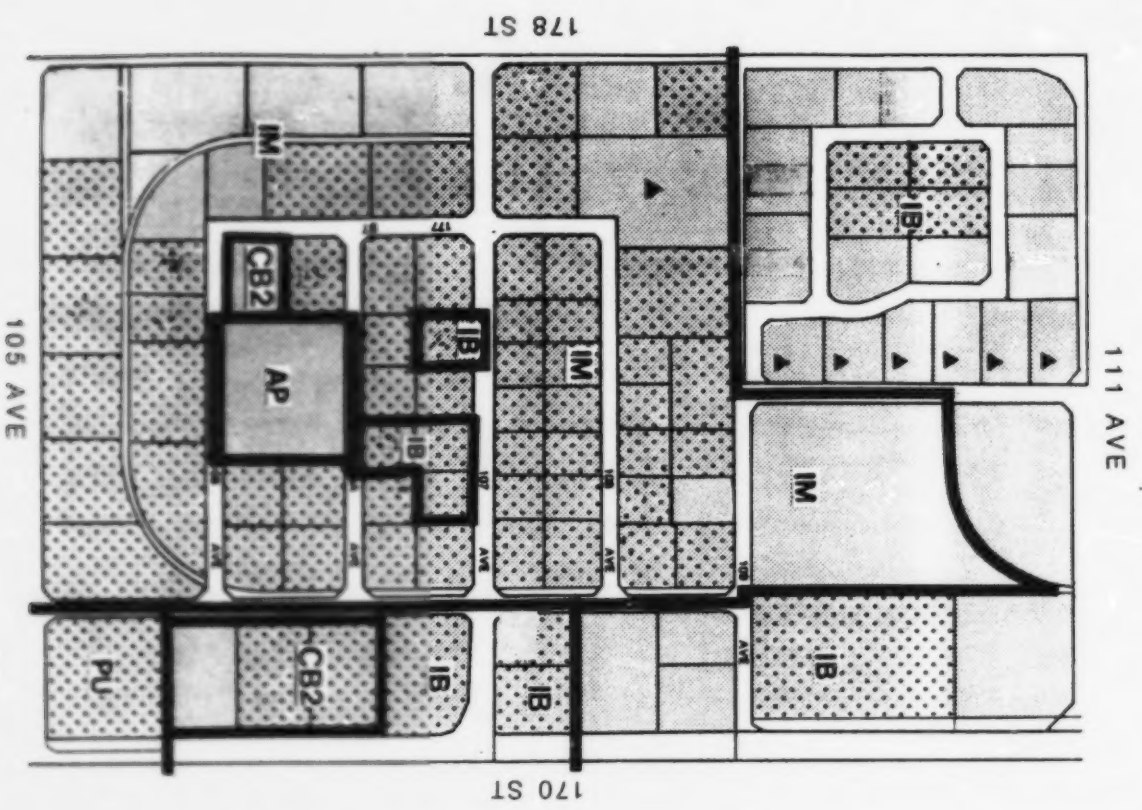


MAP 4-9 HIGH PARK

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels



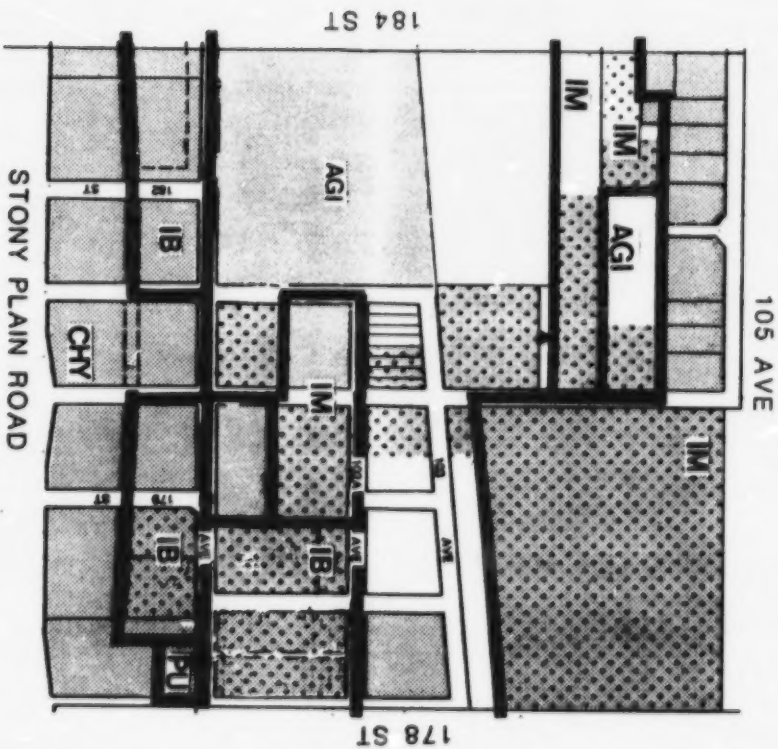
MAP 4-10
MCNAMARA



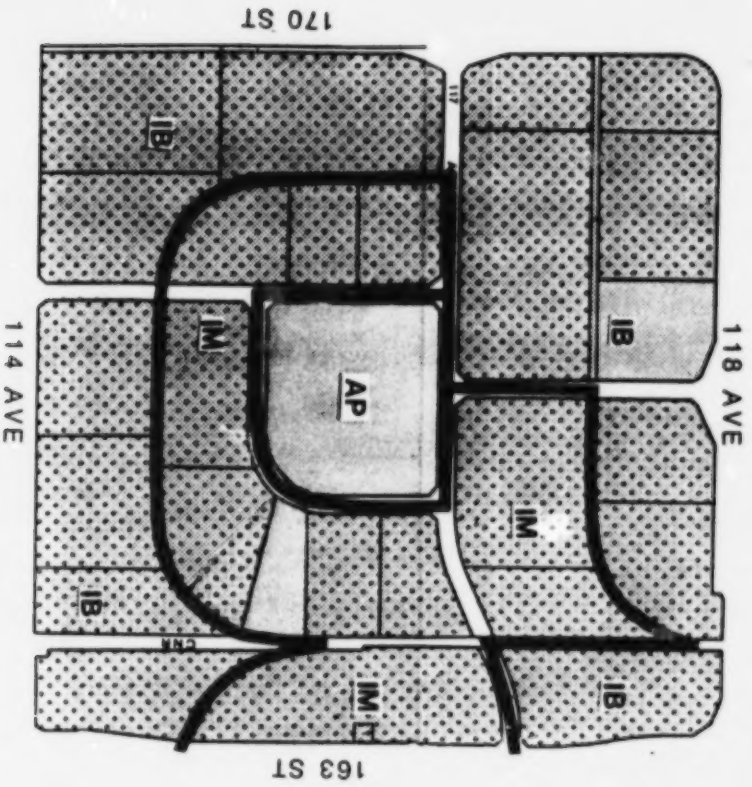
- Full Servicing (Access to sanitary and storm sewers, water and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land

MAP 4-11
MORIN

- ▲ City Owned Industrial Land
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Partial Servicing (Access to one or more but not all of the above)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels



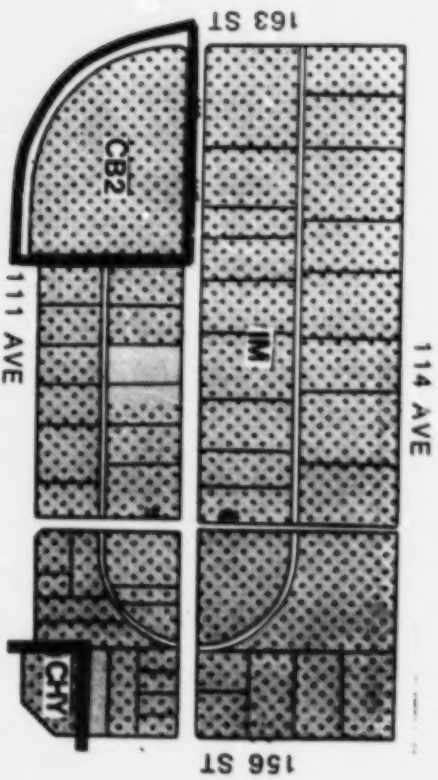
MAP 4-12 NORWESTER



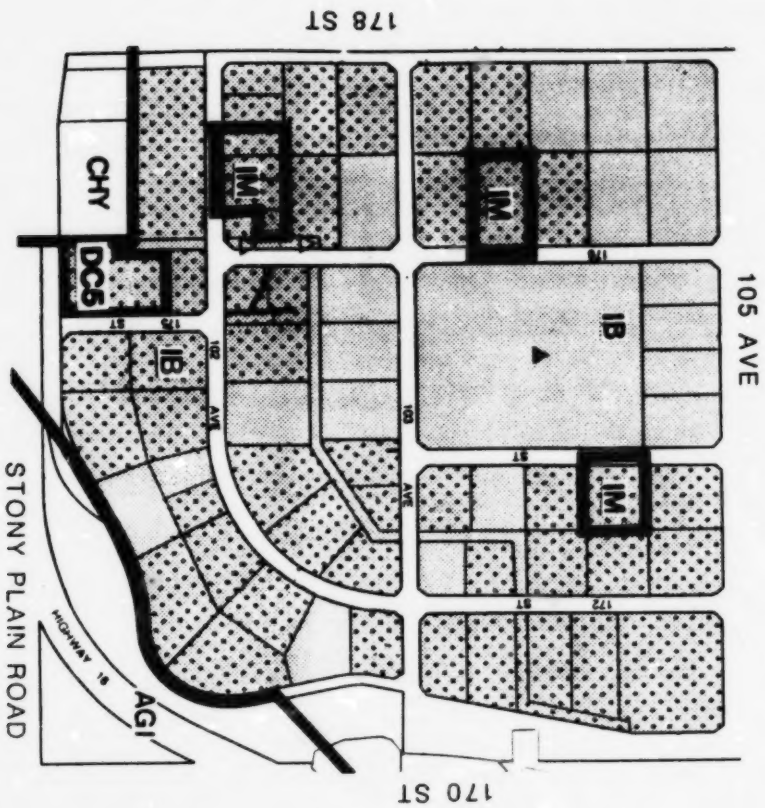
- Full Servicing (Access to sanitary and storm sewers, water and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels

MAP 4-13
SHEFFIELD

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels



MAP 4-14
STONE



△ Partial City Ownership

▲ City Owned Industrial Land

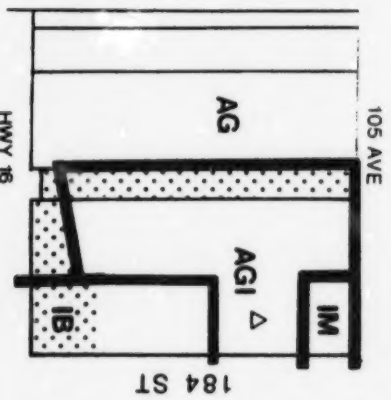
Full Servicing (Access to sanitary and storm sewers, water, and roads)

— Zoning or Land Use Classification Boundary

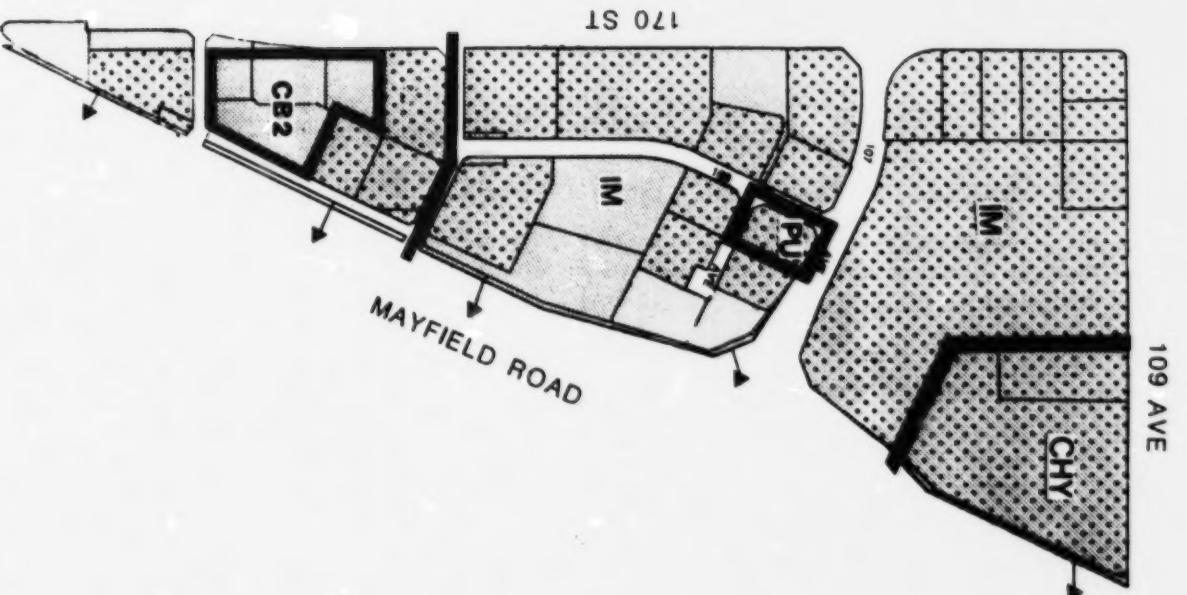
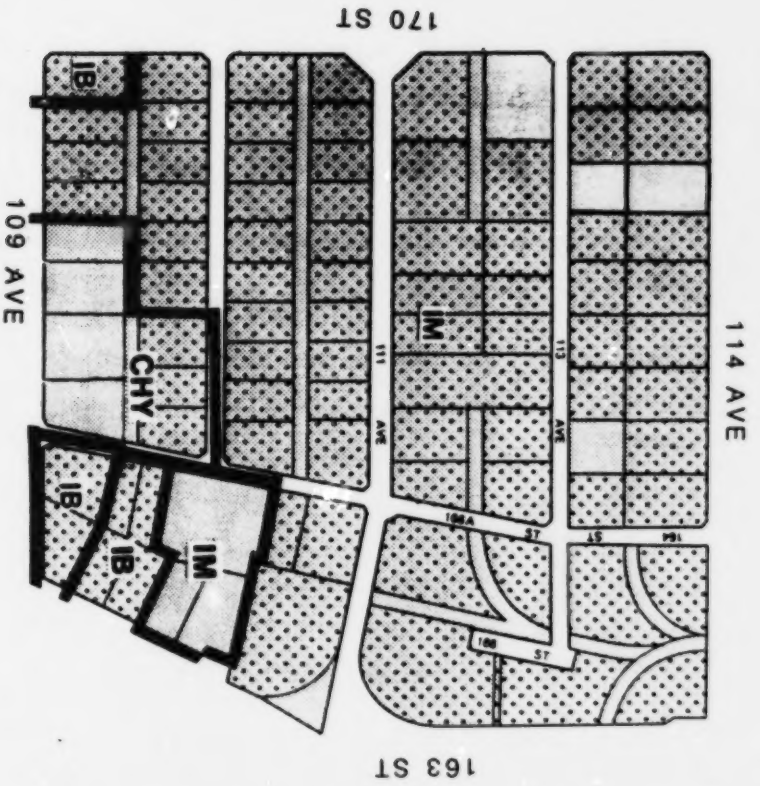
..... Developed (built upon) Parcels

MAP 4-15 SUNWAPTA

- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- City Owned Industrial Land
- Partial City Ownership

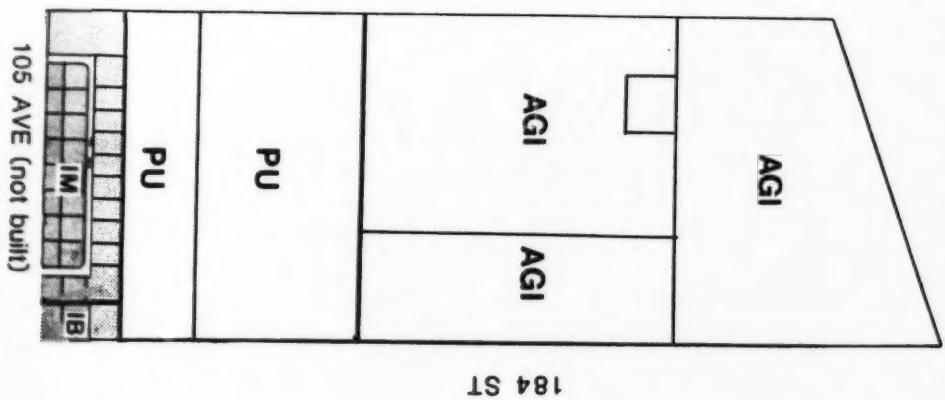


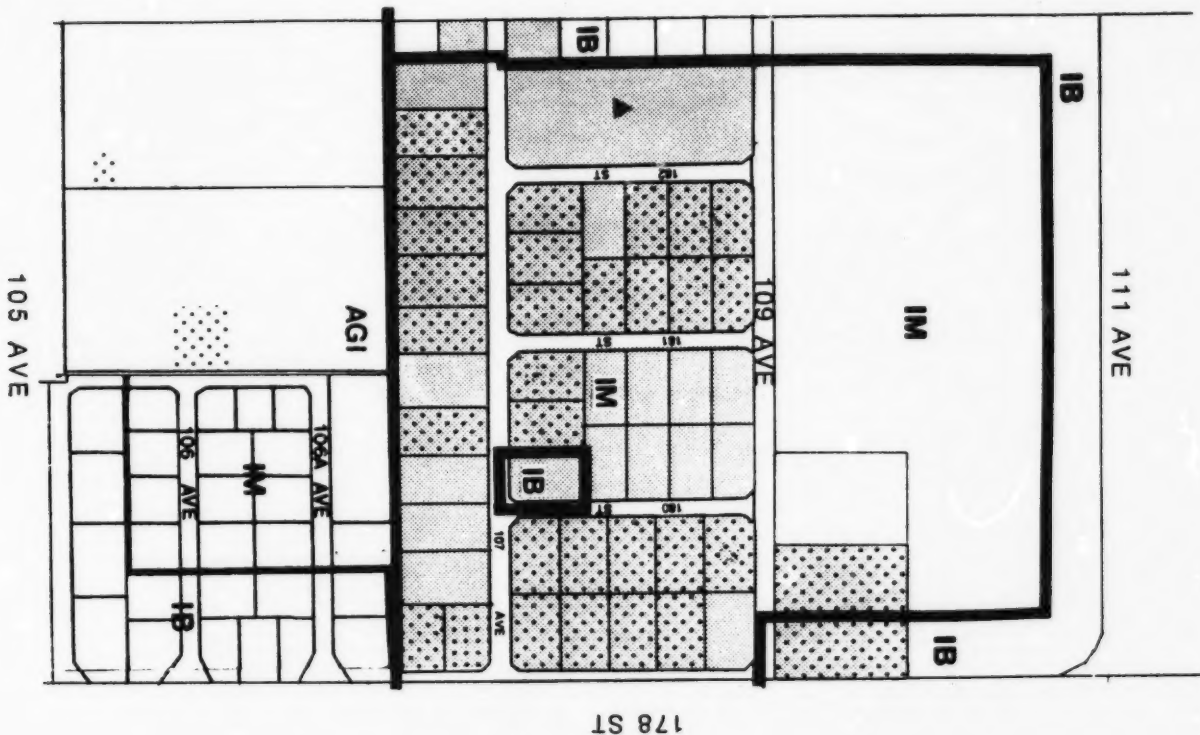
MAP 4-16
YOUNGSTOWN



MAP 4-17
WHITE INDUSTRIAL AND POUNDMAKER

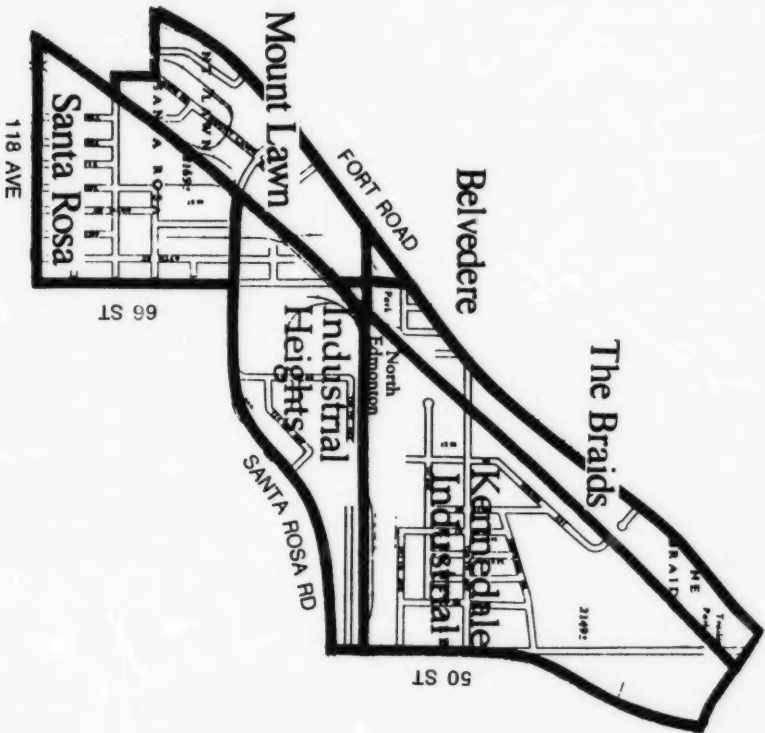
- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Partial Servicing (Access to one or more but not all of the above)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels



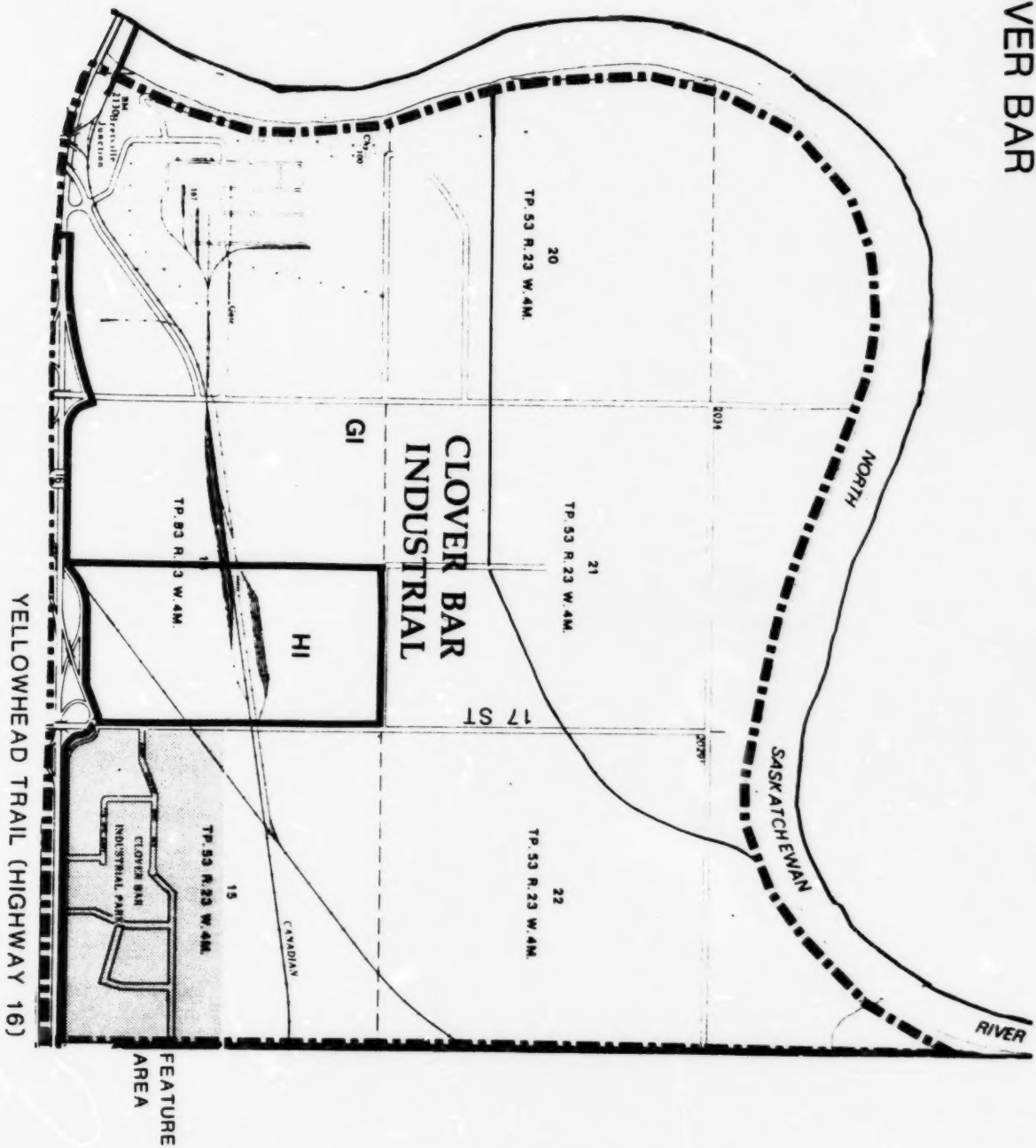


- Full Servicing (Access to sanitary and storm sewers, water, and roads)
- Zoning or Land Use Classification Boundary
- Developed (built upon) Parcels
- ▲ City Owned Industrial Land

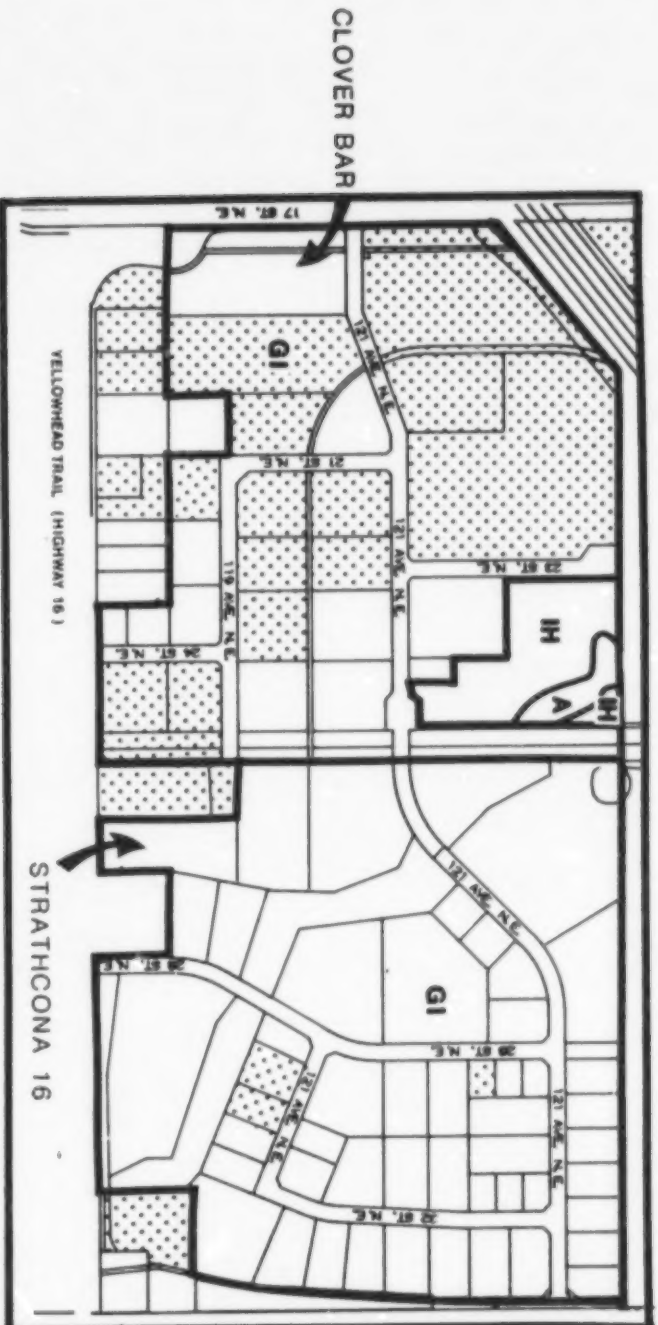
MAP 5-1
NORTHEAST INDUSTRIAL PLAN AREA



MAP 6-1
CLOVER BAR



MAP 6-2
CLOVER BAR AND
STRATHCONA 16



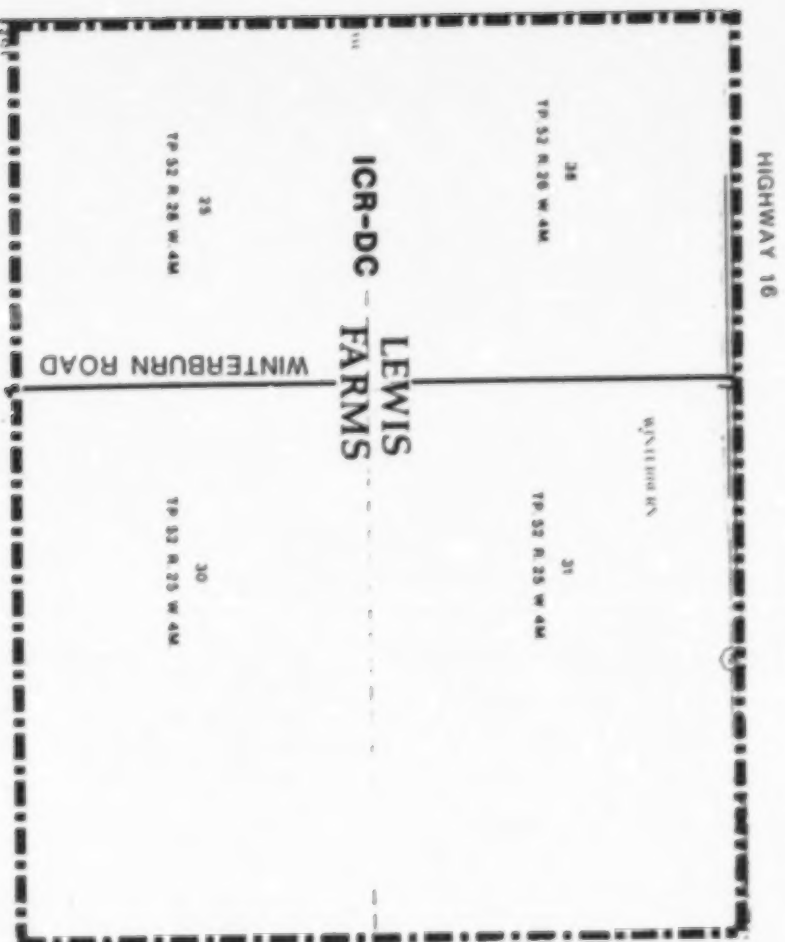
□ Vacant Parcels
 Developed (built upon) Parcels
 IH (Heavy Industrial District)
 GI (General Industrial District)
 The subdivisions are fully serviced (city standards).

MAP 7-1
MISTATIM

-  Vacant Parcels
 -  Developed (built upon) Parcels
 - IC (Industrial, Commercial District)
 - GI (General Industrial District)
- The named subdivisions are serviced (rural standards).

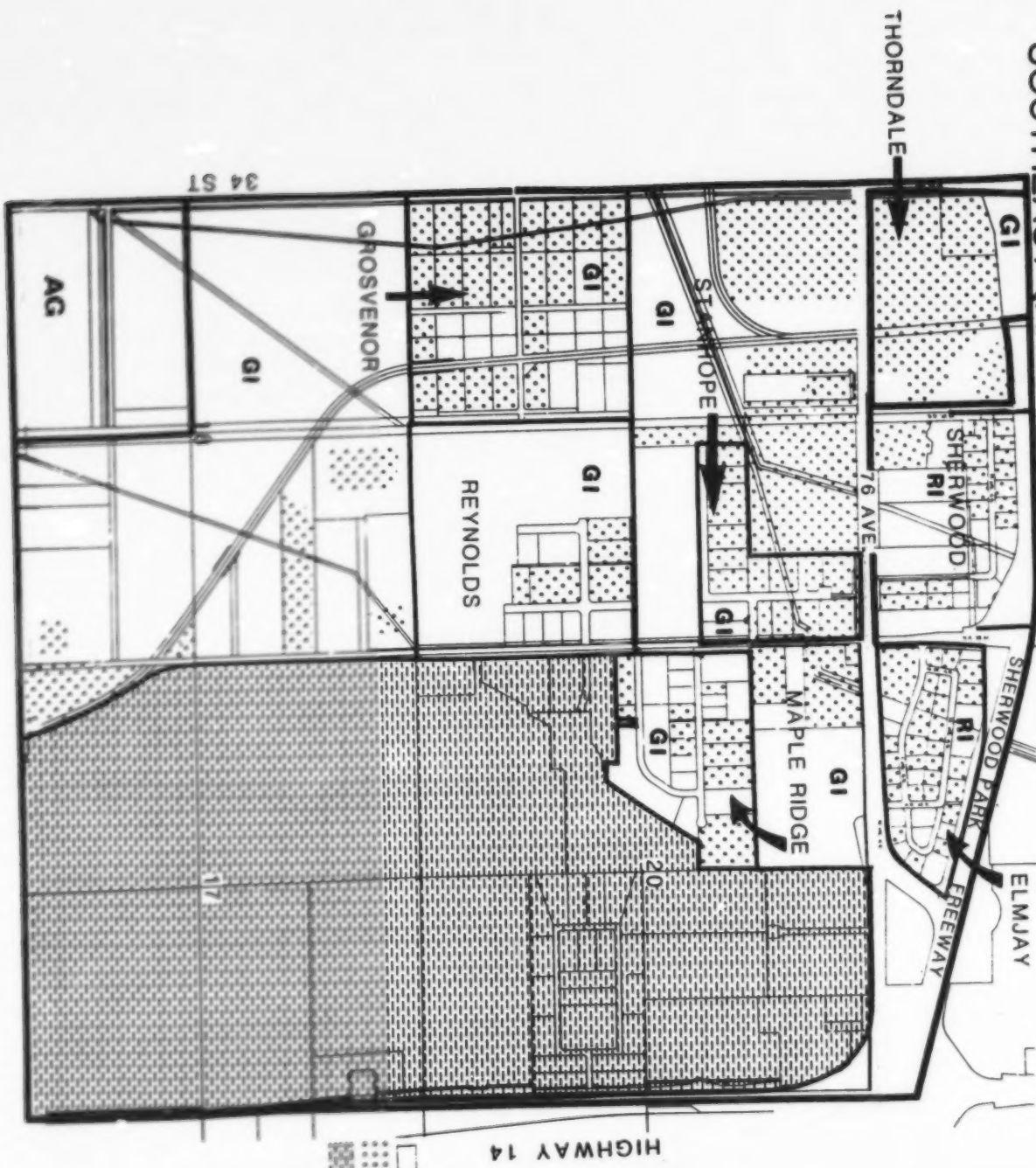


MAP 8-1
LEWIS FARMS



ICR-DC (Industrial, Commercial Reserve - Direct Control District)

MAP 9-1 SOUTHEAST (Annexed) INDUSTRIAL



- ☐ Vacant Parcels
- ☒ Developed (Built upon) Parcels
- ☒ Heavy Industrial
- ☒ RI (Restricted Industrial District)
- ☒ GI (General Industrial District)
- ☒ Except: Corporate, named subdivisions are fully serviced (city Standards).

MAP 9-2
EASTGATE INDUSTRIAL

Vacant Parcels

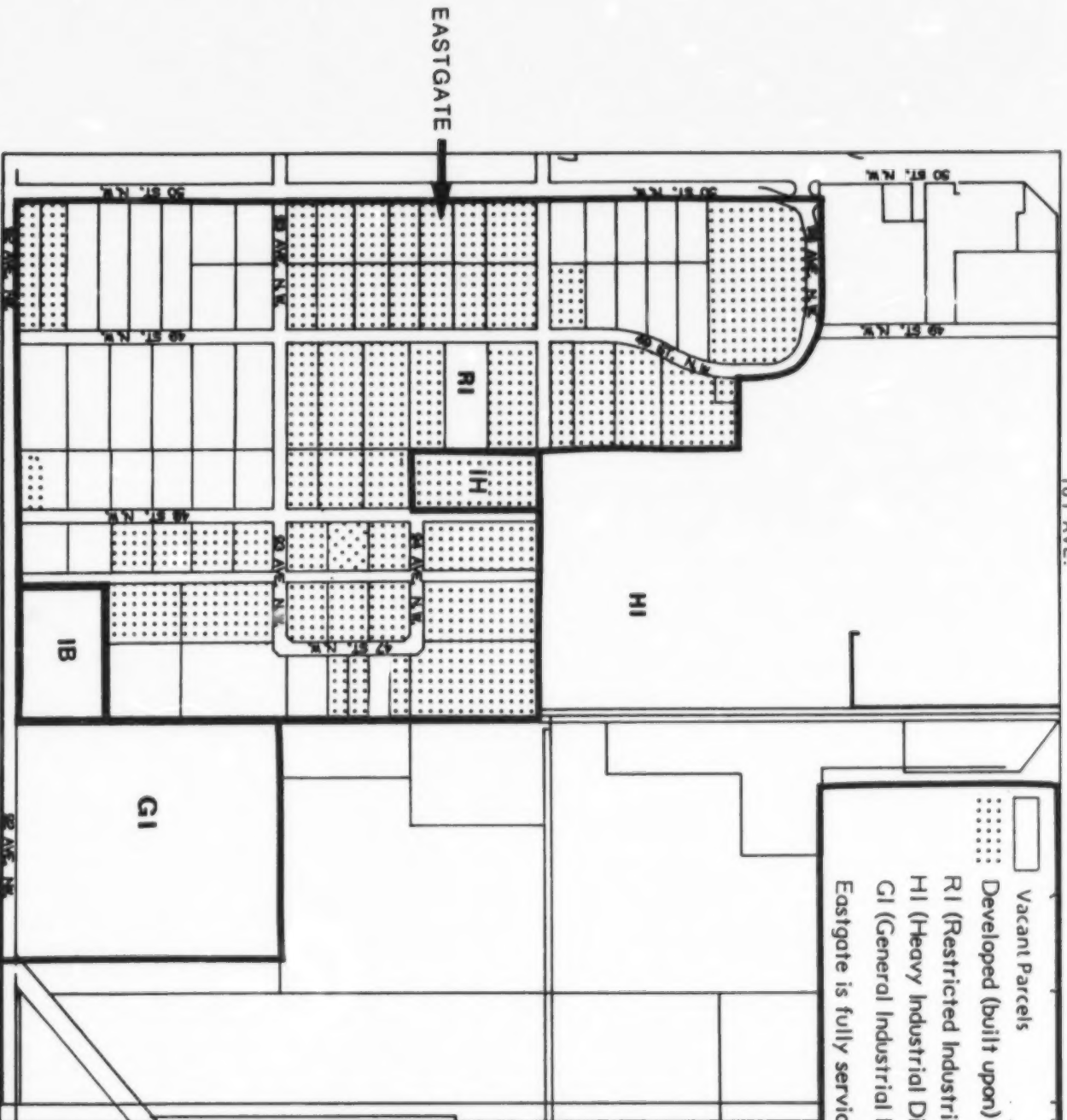
Developed (built upon) Parcels

RI (Restricted Industrial District)

HI (Heavy Industrial District)

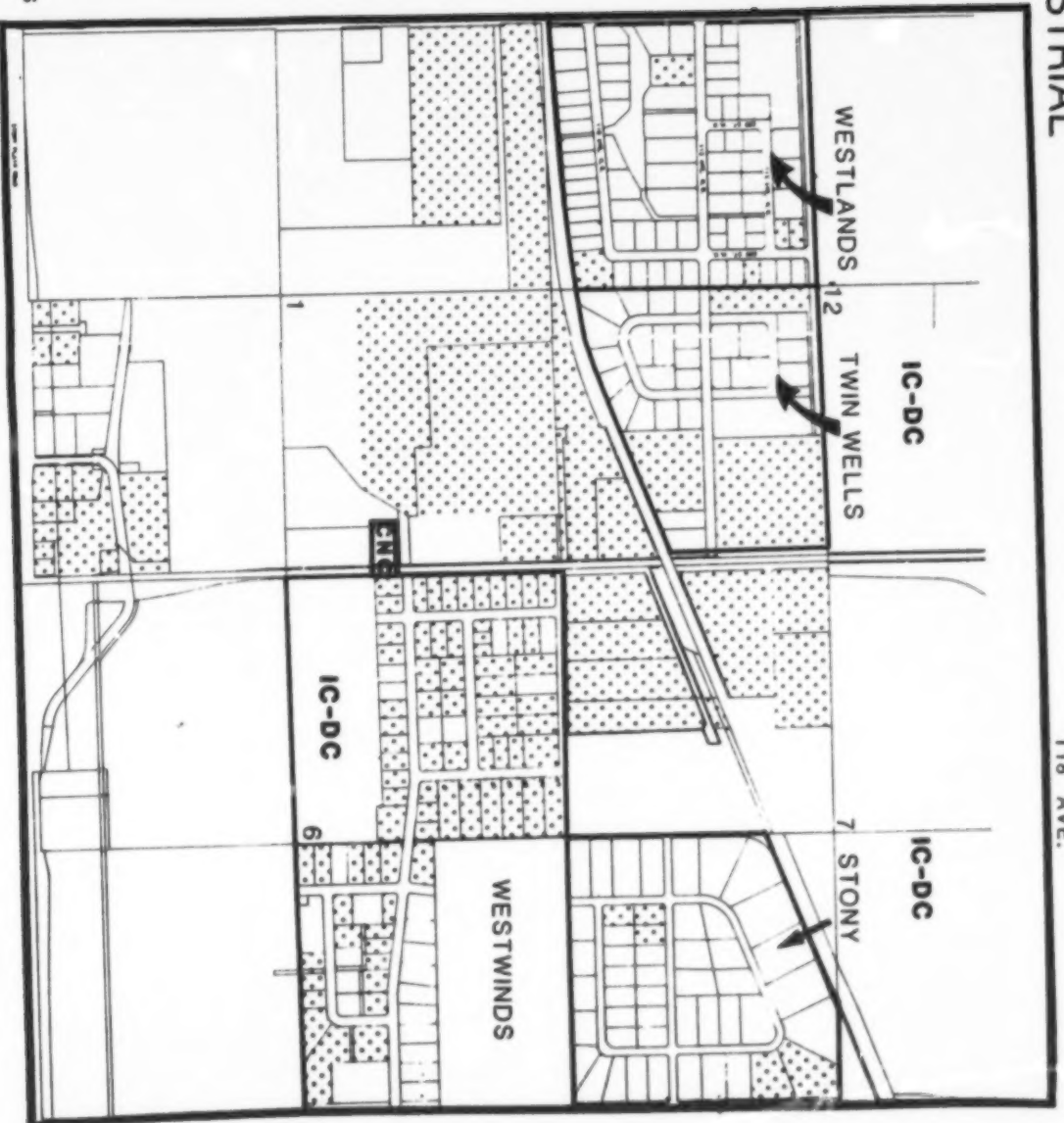
GI (General Industrial District)

Eastgate is fully serviced (city standards).



MAP 10-1 WINTERBURN INDUSTRIAL

118 AVE.



□ Vacant Parcels

..... Developed (built upon) Parcels

IC-DC (Industrial, Commercial - Direct Control District)

The named subdivisions are serviced (rural standards).

MAP 11-1
YELLOWHEAD (West)



IC (Industrial, Commercial District)